

*This Agenda contains a brief general description of each item to be considered. Copies of the Staff reports or other written documentation relating to each item of business referred to on the Agenda are on file in the Office of the City Clerk and are available for public inspection. Any person who has a question concerning any of the agenda items may call the City Manager at (310) 603-0220, ext. 200.*

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY  
TO THE DISSOLVED LYNWOOD REDEVELOPMENT AGENCY**

**A G E N D A**

**SPECIAL MEETING  
DECEMBER 17, 2015  
10:00 A.M.**

**COUNCIL CHAMBERS  
LYNWOOD CITY HALL  
11330 BULLIS ROAD, LYNWOOD, CA 90262**

**LUIS VALENZUELA  
CHAIR**

*Duly Posted*

**RECEIVED**

**DEC 16 2015**

**CITY OF LYNWOOD**

**CITY CLERK'S OFFICE**

*Maria Ordonez  
City Clerk*

**DR. KEITH CURRY  
VICE CHAIR**

**J. ARNOLDO BELTRÁN  
BOARD MEMBER**

**MICHELLE BANKS-ORDONE  
BOARD MEMBER**

**MALCOM BENNETT  
BOARD MEMBER**

**BRUNO NAULLS  
BOARD MEMBER**

**OPENING CEREMONIES**

1. CALL TO ORDER
2. CERTIFICATION OF AGENDA POSTING BY CITY CLERK
3. ROLL CALL OF BOARD MEMBERS

Michelle Banks-Ordone  
J. Arnoldo Beltrán  
Malcolm Bennett  
Bruno Naulls  
Dr. Keith Curry  
Luis Valenzuela

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

**PUBLIC ORAL COMMUNICATIONS**

(Regarding Agenda Items Only)

**NON-AGENDA PUBLIC ORAL COMMUNICATIONS**

THIS PORTION PROVIDES AN OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE OVERSIGHT BOARD ON ITEMS WITHIN THE JURISDICTION OF THE OVERSIGHT BOARD AND NOT LISTED ON THE AGENDA. IF AN ITEM IS NOT ON THE AGENDA, THERE SHOULD BE NO SUBSTANTIAL DISCUSSION OF THE ISSUE BY THE BOARD, BUT THE BOARD MAY REFER THE MATTER TO THE STAFF OR SCHEDULE SUBSTANTIVE DISCUSSION FOR A FUTURE MEETING. (The Ralph M. Brown Act, Government Code Section 54954.2 (a) (fourteen))

**NEW BUSINESS**

6. REQUEST FOR THE OVERSIGHT BOARD TO THE LYNWOOD REDEVELOPMENT AGENCY SUCCESSOR AGENCY TO APPROVE A RESOLUTION APPROVING THE SUBMITTAL OF THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN OF THE LYNWOOD REDEVELOPMENT AGENCY SUCCESSOR AGENCY TO THE CALIFORNIA DEPARTMENT OF FINANCE AND AUTHORIZE THE EXECUTIVE DIRECTOR OF THE LYNWOOD REDEVELOPMENT AGENCY SUCCESSOR AGENCY, OR HIS DESIGNEE, TO FINALIZE, EXECUTE, AND TRANSMIT SAID PLAN AT LEAST FIVE BUSINESS DAYS BEFORE DECEMBER 31, 2015

Comments:

Under the redevelopment dissolution statute AB X1 26, as amended, and specifically pursuant to Health & Safety Code section 34191.5, the Successor Agency is required to submit a long-range property management plan at least five business days before December 31, 2015. Staff has been investigating and negotiating with the California Department of Finance. However, with the passage of SB 107 on September 22, 2015, the Successor Agency accelerated its investigation and negotiation and proposed to provide an attached long-range property management plan under Health & Safety Code section 34191.5 (the "LRPMP"). Concurrently with the submittal of the LRPMP, the Successor Agency proposes the submittal of an installment payment plan ("Installment Plan") and request for finding of completion ("FOC Request") as a separate item. The Installment Plan and FOC Request were approved on December 1, 2015 and an agreement has been reached with documentation in the process. The LRPMP was previously approved but due to revisions to the disposition of the landlocked Imperial and Atlantic property and mulch yard Josephine and Atlantic property, staff recommends a confirmation of the dispositions in the revised LRPMP.

Recommendation:

Staff recommends the Oversight Board approve the attached resolution entitled: " A RESOLUTION OF THE BOARD OF DIRECTORS OF THE OVERSIGHT BOARD TO THE LYNWOOD REDEVELOPMENT AGENCY SUCCESSOR AGENCY APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PAYMENT PLAN UNDER

HEALTH & SAFETY CODE SECTION 34191.5 AND AUTHORIZING THE LYNWOOD REDEVELOPMENT AGENCY SUCCESSOR AGENCY EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONTINUE TO NEGOTIATE, FINALIZE, EXECUTE, AND TIMELY TRANSMIT THE LONG-RANGE PROPERTY MANAGEMENT PLAN.”

### **OVERSIGHT BOARD ITEMS**

NONE

### **ADJOURNMENT**

THE NEXT REGULAR OVERSIGHT BOARD MEETING WILL BE POSTED AS NEEDED. THE NEXT MEETING WILL BE HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 11330 BULLIS ROAD, CITY OF LYNWOOD, CALIFORNIA



# AGENDA STAFF REPORT

**DATE:** December 17, 2015

**TO:** Honorable Members of the Board of Directors of the Oversight Board to the Lynwood Redevelopment Agency Successor Agency

**PREPARED BY:** Amanda Hall, Finance Director for the City of Lynwood, acting as the Lynwood Redevelopment Agency Successor Agency  
Gustavo Lamanna, Special Counsel

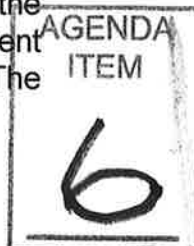
**SUBJECT:** Request for the Oversight Board to the Lynwood Redevelopment Agency Successor Agency to approve a resolution approving the submittal of the revised long-range property management plan of the Lynwood Redevelopment Agency Successor Agency to the California Department of Finance and authorize the Executive Director of the Lynwood Redevelopment Agency Successor Agency, or his designee, to finalize, execute, and transmit said plan at least five business days before December 31, 2015.

## **Recommendation:**

Staff recommends that the Members of the Board of Directors of the Oversight Board to the Lynwood Redevelopment Agency Successor Agency (Oversight Board) approve a resolution approving the submittal of the revised long-range property management plan of the Lynwood Redevelopment Agency Successor Agency to the California Department of Finance and authorize the Executive Director of the Lynwood Redevelopment Agency Successor Agency, or his designee, to finalize, execute, and transmit said plan at least five business days before December 31, 2015.

## **Background:**

Under the redevelopment dissolution statute AB X1 26, as amended, and specifically pursuant to Health & Safety Code section 34191.5, the Successor Agency is required to submit a long-range property management plan at least five business days before December 31, 2015. Staff has been investigating and negotiating with the California Department of Finance. However, with the passage of SB 107 on September 22, 2015, the Successor Agency accelerated its investigation and negotiation and proposed to provide an attached long-range property management plan under Health & Safety Code section 34191.5 (the "LRPMP"). Concurrently with the submittal of the LRPMP, the Successor Agency proposes the submittal of an installment payment plan ("Installment Plan") and request for finding of completion ("FOC Request") as a separate item. The





Installment Plan and FOC Request were approved on December 1, 2015 and an agreement has been reached with documentation in the process. The LRPMP was previously approved but due to revisions to the disposition of the landlocked Imperial and Atlantic property and mulch yard Josephine and Atlantic property, staff recommends a confirmation of the dispositions in the revised LRPMP.

## **Discussion & Analysis:**

### Long Range Property Management Plan

As noted in the attached form of LRPMP, the Successor Agency proposes to dispose of the properties in its inventory according to AB X1 26, as amended. Specifically, Health & Safety Code section 34191.5(c) (2) provides the Successor Agency various options for disposition of property as noted therein. After some negotiation with the California Department of Finance ("Finance"), staff determined there is merit to dispose of the Successor Agency properties under the revised LRPMP and submit said plan at least five business days prior to December 31, 2015 or December 17, 2015 at the latest to allow for Finance to respond accordingly and move forward with implementing AB X1 26, as amended. Finance and staff recommend the landlocked parcel at Imperial and Atlantic be listed for sale and if it is not successful that the property be then used for a government-type use under the future redevelopment option; Finance and staff also recommend the mulch yard at Josephine and Atlantic be used for a government-type use under the future redevelopment option. As part of this resolution, staff is suggesting the Executive Director, or his designee, be given discretion to continue to negotiate the documents to assure all the interests of the Successor Agency are preserved and protected.

### Conclusion

Staff recommends the Oversight Board approve the attached resolution, approve the revised the LRPMP, and authorize the Successor Agency Executive Director or his designee to continue to negotiate, finalize, and timely transmit the LRPMP accordingly.

Coordinated With:

City Attorney  
Community Development  
Finance Department

Attachments:

Exhibit A – LRPMP  
Exhibit B – Related Resolution

OVERSIGHT BOARD RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE OVERSIGHT BOARD TO THE LYNWOOD REDEVELOPMENT AGENCY SUCCESSOR AGENCY APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PAYMENT PLAN UNDER HEALTH & SAFETY CODE SECTION 34191.5 AND AUTHORIZING THE LYNWOOD REDEVELOPMENT AGENCY SUCCESSOR AGENCY EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONTINUE TO NEGOTIATE, FINALIZE, EXECUTE, AND TIMELY TRANSMIT THE LONG-RANGE PROPERTY MANAGEMENT PLAN**

**WHEREAS**, pursuant to Section 34191.5 of the Health and Safety Code, the Lynwood Redevelopment Agency Successor Agency ("Successor Agency") is required to obtain approval of a long-range property management plan ("LRPMP") before December 31, 2015; and

**WHEREAS**, in conformance with Section 34191.5 of the Health and Safety Code, the Successor Agency transmitted and negotiated a draft LRPMP in compliance with AB X1 26, as amended, and particularly Section 34191.5(c)(2) of the Health and Safety Code; and

**WHEREAS**, on December 15, 2015, the Successor Agency received notice that the revised LRPMP was preliminarily approved but a formal approval resolution must be obtained to comply with Sections 34191.3, 34191.4, and 34191.5 of the Health and Safety Code; and

**WHEREAS**, the Oversight Board to the Successor Agency ("Oversight Board") finds the revised LRPMP in the best interest of the affected taxing entities of the Successor Agency, the Successor Agency, the City of Lynwood, and community, and authorizes the Successor Agency Executive Director, or his designee, if necessary, to continue to negotiate the LRPMP and submit the revised LRPMP in sufficient time to receive approval before December 31, 2015.

**NOW, THEREFORE, THE OVERSIGHT BOARD DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. Recitals.** The Recitals set forth above are true and correct and incorporated herein by reference.

**Section 2. Approval of the LRPMP.** The Oversight Board approves the revised LRPMP in substantially the form attached hereto as Exhibit A; the Oversight Board further directs the Successor Agency, if necessary, to continue to negotiate, execute, and transmit the LRPMP; and finally, the Oversight Board authorizes the Executive Director of the Successor Agency, or the Executive Director's designee, to

execute and transmit the LRPMP in such forms negotiated to the satisfaction of the Successor Agency Executive Director or his designee.

**Section 3. Authorization to Make Changes** . The Oversight Board authorizes the Executive Director of the Successor Agency or the Executive Director's designee to make substantive changes as necessary to the revised LRPMP, if required and appropriate, before the LRPMP is submitted in compliance with AB X1 26, as amended, and take any actions in furtherance of this resolution thereafter as necessary.

**Section 4.** That the Secretary of the Oversight Board to the Lynwood Redevelopment Agency Successor Agency, certify the adoption of this Resolution.

**PASSED, APPROVED and ADOPTED this 17<sup>th</sup> day of February 2015.**

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Luis Valenzuela,  
Chairperson

**ATTEST:**

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Estevan Padilla,  
Secretary

**APPROVED AS TO FORM:**

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David A. Garcia,  
General Counsel  
Successor Agency



# Successor to the Lynwood Redevelopment Agency

## Long-Range Property Management Plan



Provided by the Successor to the  
Lynwood Redevelopment Agency

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## **PART II PROPERTY DISPOSITION AND USE**

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## **ATTACHMENTS**

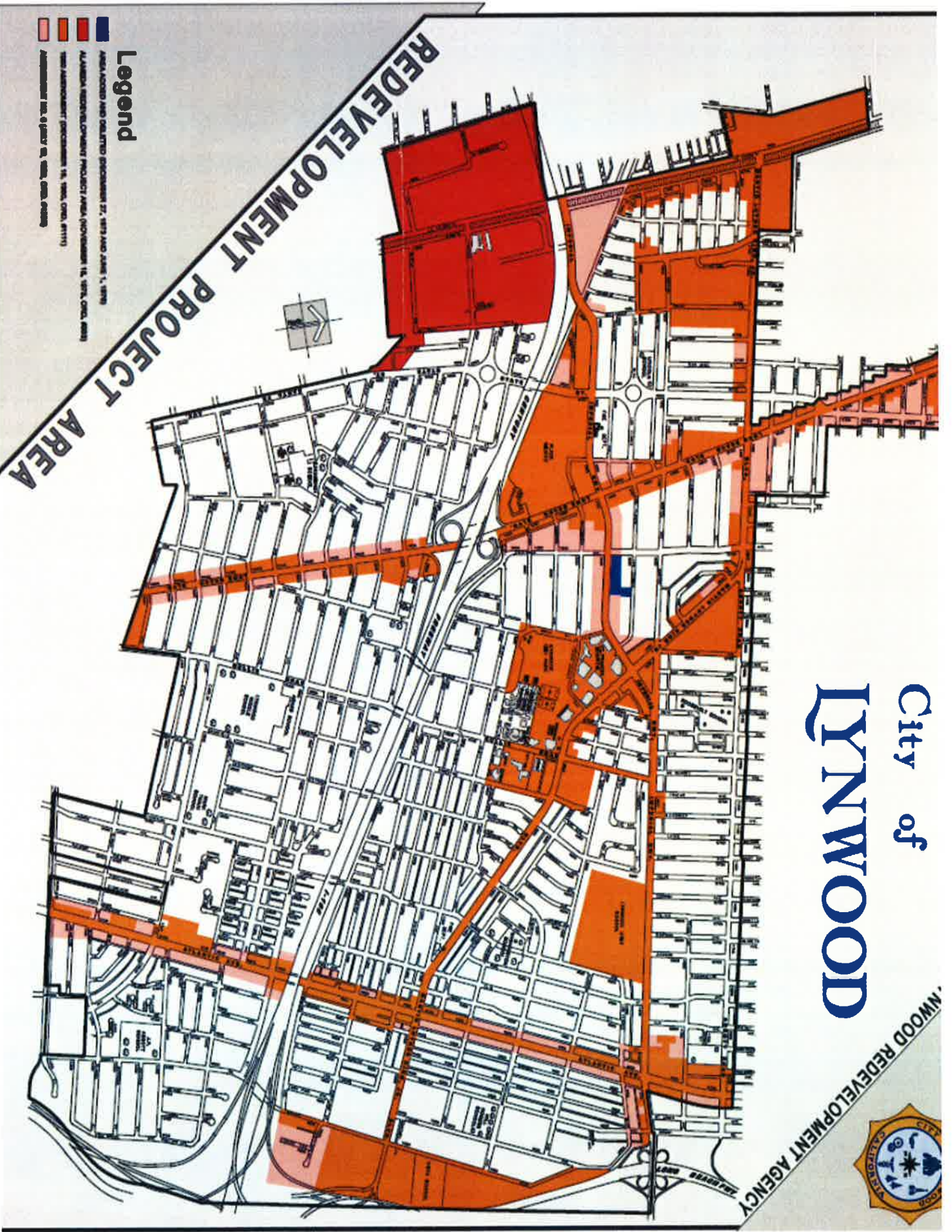
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# City of LYNWOOD



LYNWOOD REDEVELOPMENT AGENCY



## Legend

- AREA ACQUIRED AND DEDICATED PROCEEDINGS 27, 1973 AND JUNE 1, 1979
- ALABAMA REDEVELOPMENT PROJECT AREA (PROCEEDINGS 16, 1973, 1974, 1975, 1976, 1977)
- NEW ALABAMA PROJECTS 16, 1973, 1974, 1975, 1976, 1977
- ALABAMA PROJECTS 16, 1973, 1974, 1975, 1976, 1977



# 11230 Long Beach Blvd

## APN# 6173-002-906

- Parking Lot
  - Government Use land located on the Northeast corner of Long Beach Blvd. and Sanborn Ave. currently used as public parking
  - 3,822 sq. ft.
  - Acquired August 8, 1991



# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

11230 Long Beach Boulevard  
Lynwood, California 90262

### (A)Acquisition Information

The parcel was acquired August 8, 1991 at a cost of \$50,000.

### (B)Purpose Acquired

The parcel was acquired for the government use of public parking.

### (C)Parcel Data

APN 6173-002-906

0.0877 acres (approximately 3,822 square feet)

Light Commercial [zoned LYC2]

A proposed Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO identifies this parcel as a site for public parking.

### (D)Current Value

The parcel has no value as it is burdened by about 25 years of government use as a free surface public parking lot and has not generated revenue. This government use as free surface public parking, authorized under Streets & Highways Code section 32501, represents its highest and best use. Termination of this government use as free surface public parking is also unlikely under Streets & Highways Code section 31851.5 due to the lack of public parking in the area. Furthermore, the parcel is within the Long Beach Boulevard Specific Plan and addressed as continued public parking in the Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO. As a result, the parcel is valued at zero and dedicated for the government use, which includes the current use as a free surface public parking lot.

### (E)Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### (F)Environmental Contamination

The parcel has been used for free surface public parking for about 25 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### (G)Potential for Transit Oriented Development

The parcel is located two blocks from a transit center. This specific parcel and its environs are conducive to transit oriented development. The nearest potential transit station site is less than a quarter-mile away and there are current strategic plans for transit area village under cooperation Caltrans and the Los Angeles County METRO.

### (H)Previous Development Proposals – Existing Leases

As noted above, the parcel has been used for free surface public parking for about 25 years and identified for continued use as public parking under the Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO. This parcel, along with the parcel across the street at 3320 Sanborn Avenue, are included as part of a dormant commercial development proposal which may include its continued use as free surface public parking as part of a transit oriented village in furtherance of the proposed Transit Oriented Development Strategic Plan.

### Proposed Disposition of Property

This parcel is proposed to be used to fulfill and enforceable obligation. In the alternative, should the enforceable obligation not move forward, the parcel shall transfer to the City of Lynwood for government use as a free surface public parking lot and eventually as public parking under the proposed Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO to be adopted in June 2016.



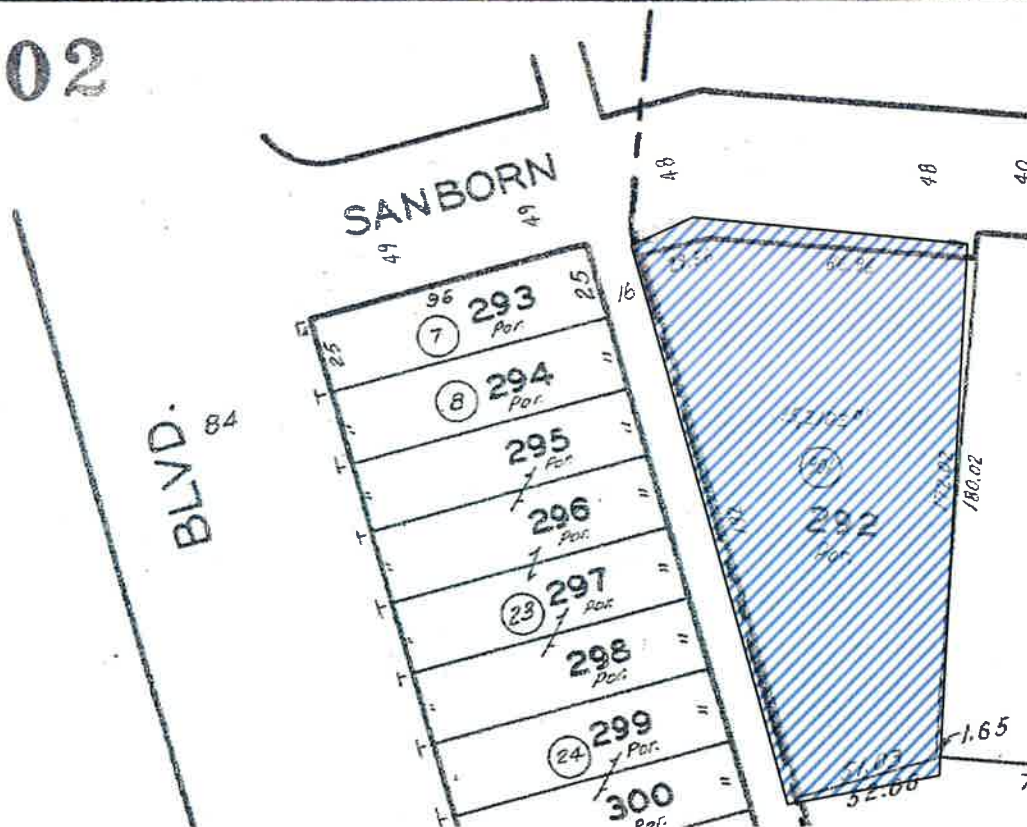


6173

3

2002

SCALE 1" = 60'





# 3320 Sanborn Avenue

## APN# 6173-003-901

- Parking lot
  - Government Use land currently used as a parking lot
  - 16,057 sq. ft
  - Acquired January 29, 1990

# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

3320 Sanborn Avenue  
Lynwood, California 90262

### Acquisition Information

Parcel was acquired January 29, 1990 at a cost of \$180,000

### Purpose Acquired

Parcel was acquired for the government use of public parking.

### Parcel Data

APN 6173-003-901

0.3686 acres (approximately 16,057 square feet);

Parking [zoned LYP1]

A proposed Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO identifies this parcel as a site for public parking.

### Current Value

The parcel has no value as it is burdened by over 25 years of government use as a free surface public parking lot and has not generated revenue. This government use as free surface public parking, authorized under Streets & Highways Code section 32501, represents its highest and best use. Termination of this government use as free surface public parking is also unlikely under Streets & Highways Code section 31851.5 due to the lack of public parking in the area. Furthermore, the parcel is within the Long Beach Boulevard Specific Plan and addressed as continued public parking in the Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO. As a result, the parcel is valued at zero and dedicated for the government use, which includes the current use as a free surface public parking lot.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcel has been used for free surface public parking for over 25 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

The parcel is located two blocks from a transit center. This specific parcel and its environs are conducive to transit oriented development. The nearest potential transit station site is less than a quarter-mile away and there are current strategic plans for transit area village under cooperation Caltrans and the Los Angeles County METRO.

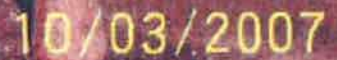
### Previous Development Proposals – Existing Leases

As noted above, the parcel has been used for free surface public parking for about 25 years and identified for continued use as public parking under the Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO. This parcel, along with the parcel across the street at 11230 Long Beach Boulevard, are included as part of a dormant commercial development proposal which may include its continued use as free surface public parking as part of a transit oriented village in furtherance of the proposed Transit Oriented Development Strategic Plan.

### Proposed Disposition of Property

This parcel is proposed to be used to fulfill and enforceable obligation. In the alternative, should the enforceable obligation not move forward, the parcel shall transfer to the City of Lynwood for government use as a free surface public parking lot and eventually as public parking under the proposed Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO to be adopted in June 2016.

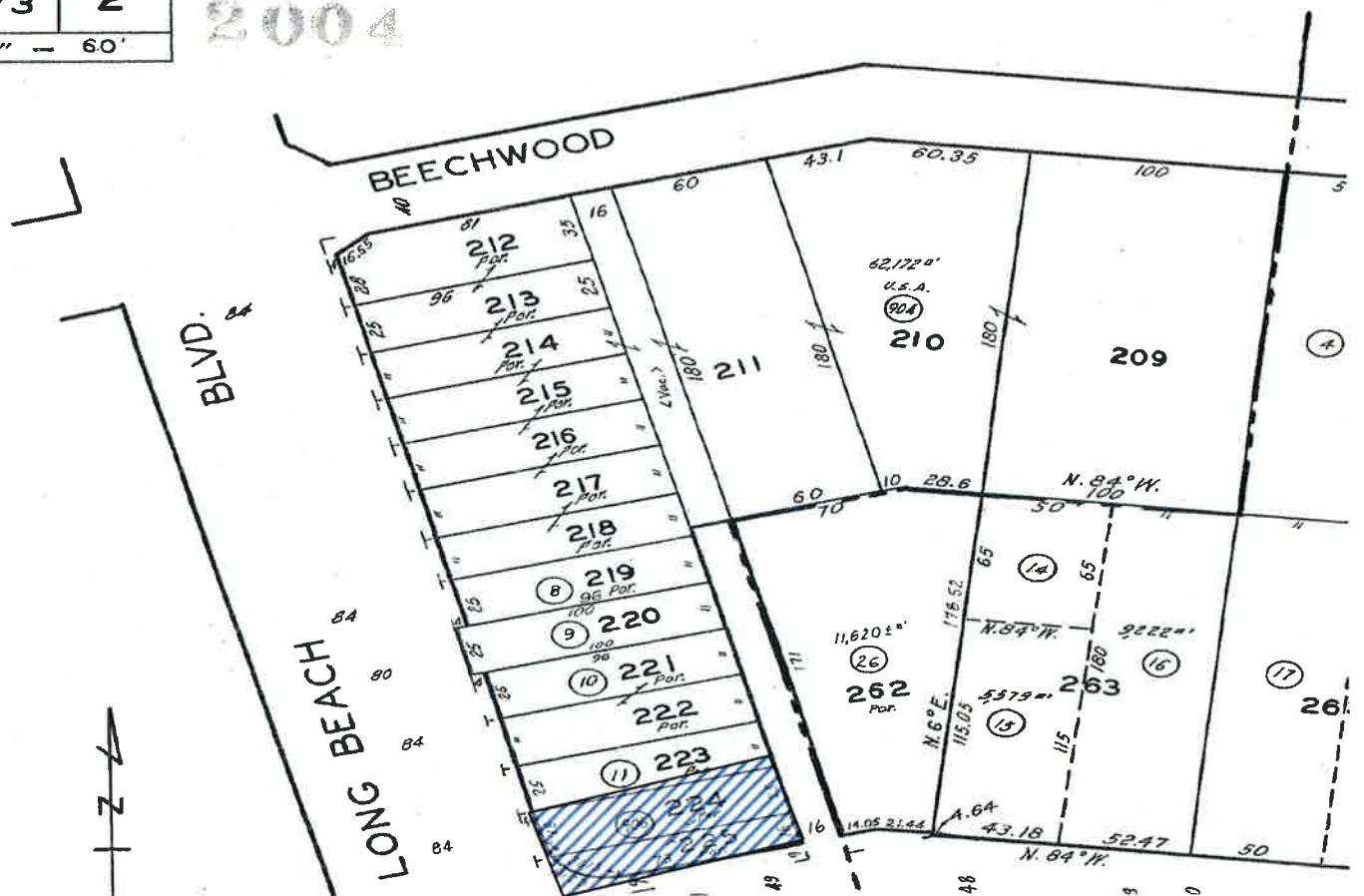




2

SCALE 1" = 6.0'

2004





## Imperial & Atlantic

APN# 6193-003-902, 903, 904, 905

- Vacant Land
  - Land-locked Government Use property located immediately West of the Atlantic Crossing Shopping Center
  - 19,922 sq.ft.
  - Acquired August 16, 2004

# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

Vacant Landlocked Land adjacent to shopping center in the vicinity of Imperial Highway and Atlantic Boulevard  
Lynwood, California 90262  
More specifically described as four parcels totaling approximately 19,922 square feet abutting the shopping center parking lot and a portion of Lot 14 of Tract 51 bearing APNs 6193-003-902, -903, -904, & -905

### Acquisition Information

Books and records reflect parcels were donated August 16, 2004 to be dedicated for the government use of either public parking, affordable senior housing, or a senior center with services for the aged and infirm, or a combination of all three government uses.

### Purpose Acquired

The four parcels that make up this site were a portion of a site acquired for a shopping center and then donated back to be dedicated for the government uses of public parking, affordable senior housing, or a senior center with services for the aged and infirm, or a combination of all three government uses.

### Parcel Data

APN 6193-003-902, -903, -904, and -905  
0.4573 acres (approximately 19,922 square feet)  
Commercial Parking; zoned LYP1

### Current Value

The parcels are landlocked and vacant and given the donation to the public entity it is rendered without value. Valuation opinions to be sought at the time of listing.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcels have been vacant and landlocked for about 11 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

The parcels have little present potential for transit oriented development.

### Previous Development Proposals – Existing Leases

The parcels were previously part of the shopping center development but donated to the former Lynwood Redevelopment Agency for dedication as the government use of public parking, affordable senior housing, or a senior center with services for the aged and infirm, or a combination of all uses. There are no other development proposals or leases.

### Proposed Disposition of Property

This parcel is proposed to be listed for sale with a standard form of real estate listing agreement for a period of 12 months from approval of the plan. Sale proceeds shall be used to pay obligations of the Lynwood Redevelopment Agency Successor Agency. Should a sale not be consummated to the satisfaction of the parties, then the property is to be transferred to the City of Lynwood for future redevelopment with a compensation agreement with affected taxing entities. The future redevelopment may include fulfillment of the donative intent for government-type use with little or negative value as a public parking, affordable senior housing, a senior center with services for the aged and infirm, or a combination of all three uses.





6193 3  
SCALE 1" = 60'

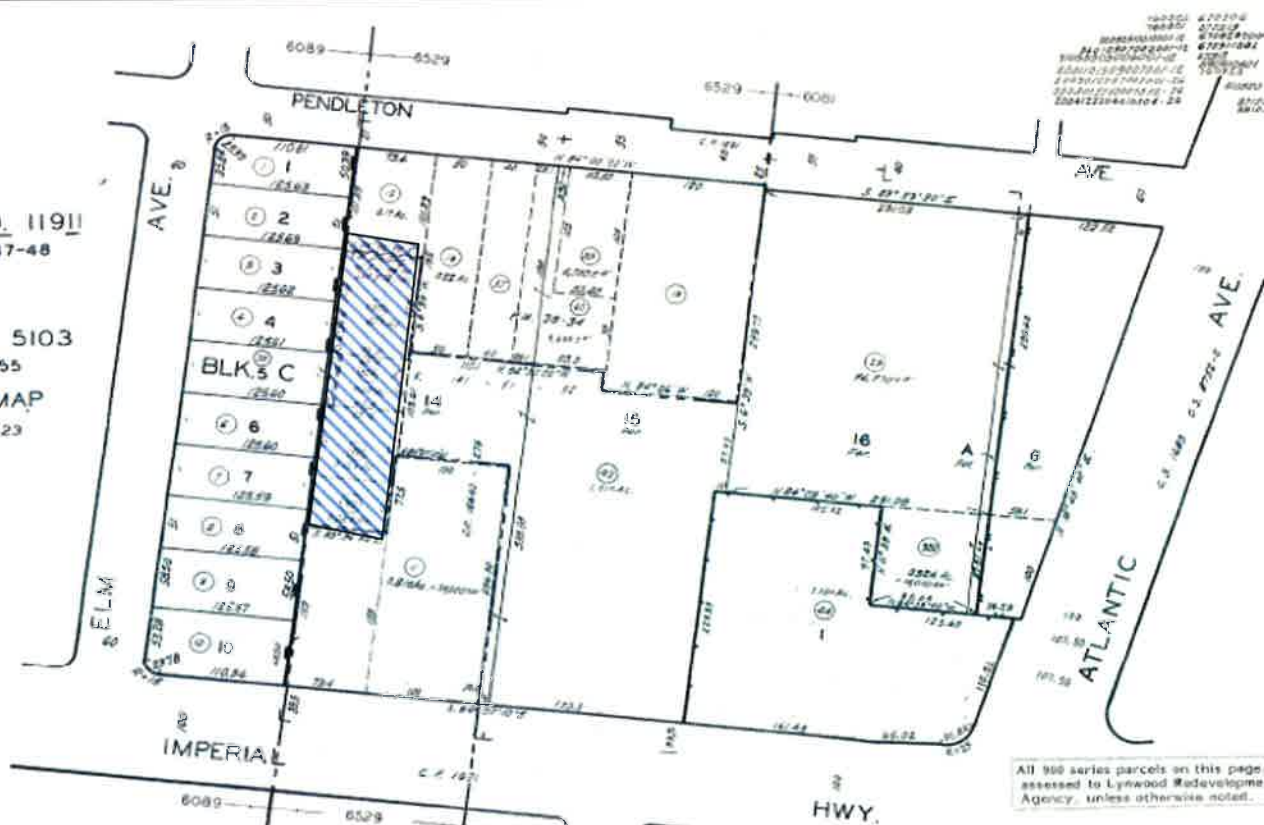
2005

TRACT NO. 11911  
M. B. 219-47-48

TRACT NO 5103  
M. B. 53-55  
PARCEL MAP  
PM 314-22-23



6089  
6081  
6529



All 900 series parcels on this page  
assessed to Lynwood Redevelopment  
Agency, unless otherwise noted.



# Atlantic & Josephine

## APN# 6189-013-900

- Vacant Land
  - Government Use property located on the northwest corner of Atlantic & Josephine
  - 10,363 sq. ft.
  - Acquired April 16, 1990



# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

Vacant Land on the northwest corner of Atlantic Avenue and Josephine Street  
Lynwood, California 90262

### Acquisition Information

Parcel was acquired April 16, 1990 at a cost of \$196,500 with other parcels

### Purpose Acquired

Parcel was acquired as a remnant parcel from Caltrans.

### Parcel Data

APN 6189-013-900  
0.2379 acres (approximately 10,363 square feet);  
Zoned Residential.

### Current Value

This parcel does not generate revenue. It has been vacant and fenced for about 25 years. The parcel abuts the 105 freeway and there are limited comparable sales. The parcel is currently valued at zero because of the continued government use as a city yard for mulch. Valuation opinions to be sought concurrent with proposed listing.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcel has been vacant with a deteriorated fence for over 25 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

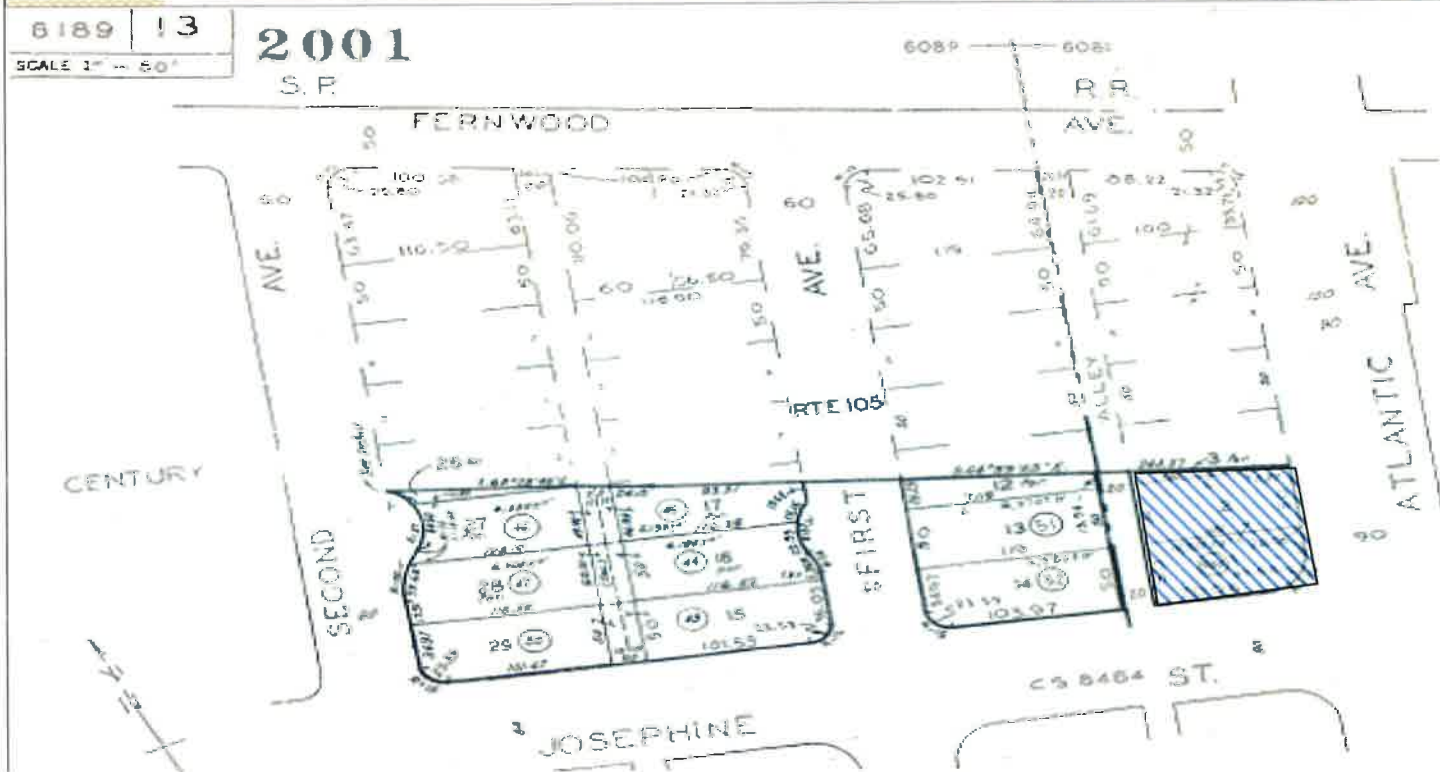
The parcel is connected by a sidewalk under the 105 freeway to Lara Linear Park which runs along the 105 freeway and is to be included in an overall transit oriented development study for connectivity to the areas adjacent to the METRO which is subject to a Transit Oriented Strategic Plan.


### Previous Development Proposals – Existing Leases

The property has previously been used as a staging area but there are no concrete development proposals or leases. The government use for the parcel as a mulch area for government purposes has not attracted development proposals.

### Proposed Disposition of Property

This parcel is proposed to be transferred to the City of Lynwood for future redevelopment with a compensation agreement with affected taxing entities. The future redevelopment may include, but is not limited to, continued government-type use and subject to inclusion with the transit oriented study for connectivity to the Lara Linear Park and METRO with potential for public parking, affordable senior housing, a senior center with services for the aged and infirm, or a combination of all four uses.





# Fernwood (Caltrans)

## APN# 6169-002-908

- Vacant Land
  - Located on the South side of Fernwood Ave between State St. and Beechwood Ave.
  - 33,147 sqft.
  - Acquired September 2008



# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

Vacant Land on Fernwood Avenue between State Street and Beechwood Avenue  
Lynwood, California 90262

### Acquisition Information

Parcel was acquired October 8, 2008 at a cost of \$209,000

### Purpose Acquired

Parcel was acquired as a remnant parcel from Caltrans for the government use of public parking around the parcel.

### Parcel Data

APN 6169-002-908

0.7610 acres (approximately 33,147 square feet);

Not Currently Zoned as it abuts the 105 Freeway

This parcel is within a proposed Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO.

### Current Value

The parcel has no value as it is burdened by the adjacent 105 freeway and over 25 years as vacant land with the health and safety hazards of being adjacent and abutting the 105 freeway. This parcel does not generate revenue. The parcel is within the Long Beach Boulevard Specific Plan and the proposed Transit Oriented Development Strategic Plan coordinated with Caltrans and the Los Angeles County METRO. As a result, the parcel is valued at zero and proposed to be dedicated for the government use as public parking.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcel has been vacant with a deteriorated fence for over 25 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

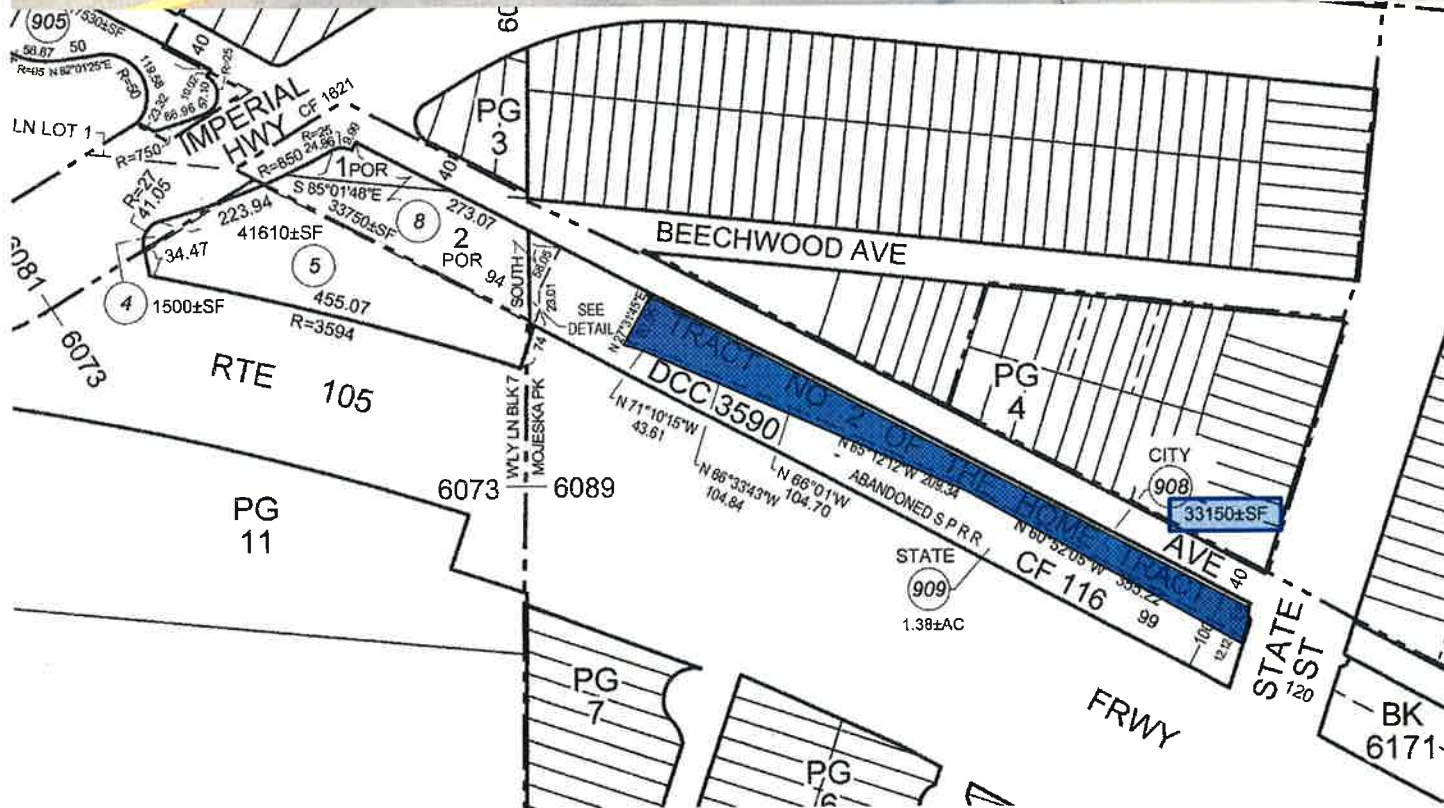
The parcel is located within a half mile of a transit center. This specific parcel and its environs are conducive to transit oriented development. The nearest potential transit station site is about a half-mile away and there are current strategic plans for transit area village under cooperation Caltrans and the Los Angeles County METRO.

### Previous Development Proposals – Existing Leases

As the parcel is not zoned and to be included in a Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO, there are no concrete development proposals or leases. Neighboring property owners have asked for temporary use of the parcel but due to health and safety hazards, it would only be prudent to entertain proposals where the parcel may be paved and abated of the health and safety hazards before entertaining any use by neighboring property owners or any third party.

### Proposed Disposition of Property

This parcel is proposed to transfer to the City of Lynwood for government use as public parking and eventually as continued public parking under the proposed Transit Oriented Development Strategic Plan in coordination with Caltrans and the Los Angeles County METRO to be adopted in June 2016.







# Youth Center

11409 Birch Street  
APN# 6173-007-901, 902

- Youth Center
  - City owned property that is used for youth center
  - 19,440 sq ft combined
  - 901 acquired 3/16/2011
  - 902 acquired 4/22/1943

# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

11409 Birch Street  
Lynwood, California 90262

### Acquisition Information

Property acquired with others April 22, 1943. Parcels were acquired to expand on adjacent public use as a public park facility. Current land value at approximately \$33,937.

### Purpose Acquired

Parcels were acquired to expand on adjacent public use as a city operated, public park facility.

### Parcel Data

APN 6173-007-901, -902  
0.4463 acres (approximately 19,440 square feet);  
Zoned Government Use.

### Current Value

This parcel does not generate revenue. It is a Youth Center run by the City of Lynwood. The parcels last valuation was at \$33,937 and has not be reassessed because of the continued government use as a City operated Youth Center.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcel has no known prior environmental conditions. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

There is little potential for transit oriented development.

### Previous Development Proposals – Existing Leases

The property has no prior development proposals as it has been used as a Youth Center.

### Proposed Disposition of Property

This parcel is proposed to be transferred to the City of Lynwood and dedicated for continued government use as a Youth Center and conveyed to the City of Lynwood.



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SHEET							







## Parking Lot in Shopping Center

10925 Atlantic Avenue  
6193-003-900

- **Parking Lot**

- Acquired: October 31, 1995 for public parking at proposed shopping center development.
- Parcel Size: 0.3154 acres (approximately 13,739 square feet)
- Situated in parking lot of Atlantic Crossings Shopping center Located approximately at the Northwest corner of Atlantic Avenue and Imperial Highway, in Lynwood ,CA

# PROPERTY INFORMATION

## LONG-RANGE PROPERTY MANAGEMENT PLAN

### Property Address

10925 Atlantic Avenue  
Lynwood, California 90262

### Acquisition Information

This parcel was acquired October 31, 1995 for a cost of \$225,000 in connection with a proposed shopping center development.

### Purpose Acquired

The parcel was acquired for inclusion into a shopping center to be developed around the parcel.

### Parcel Data

APN 6193-003-900  
0.3154 acres (approximately 13,739 square feet)  
Commercial; zoned LYC3

### Current Value

The parcel is incorporated as a portion of a parking lot in a shopping center development and encumbered by an obligation for use and maintenance of the parcel as free surface public parking by the shopping center owner. As a result of this obligation, the parcel is of no value and subject to the terms of an enforceable obligation.

### Lease/rental Income and Contractual Requirements

The parcel generates no revenue. There are no contractual revenue-generating requirements.

### Environmental Contamination

The parcel was paved for incorporation into a shopping center and subject to an enforceable obligation for use and maintenance of the parking lot for about 20 years. A Phase 1 report has not been prepared nor approved. There is no known history of any prior use that would require further environmental investigation.

### Potential for Transit Oriented Development

The parcel has little present potential for transit oriented development.

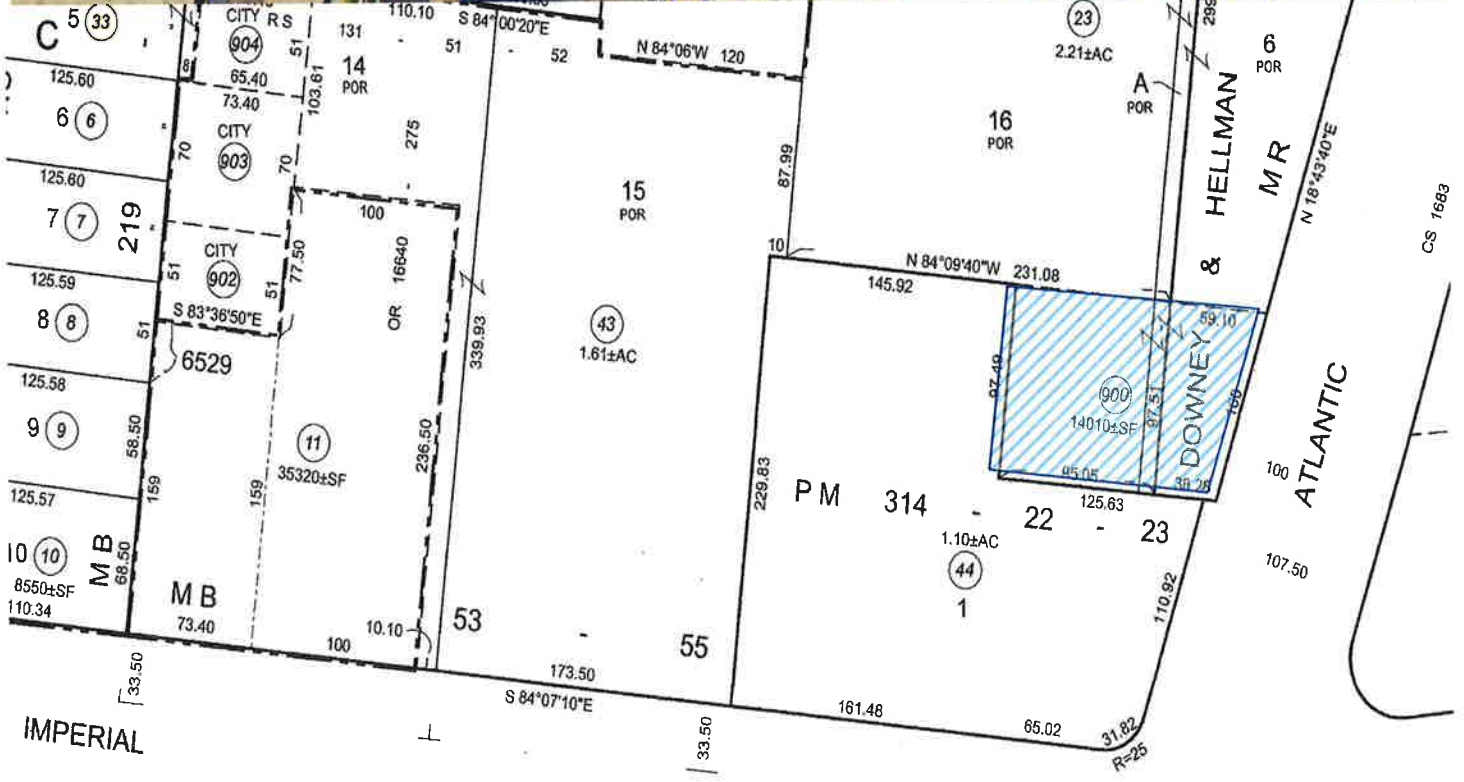
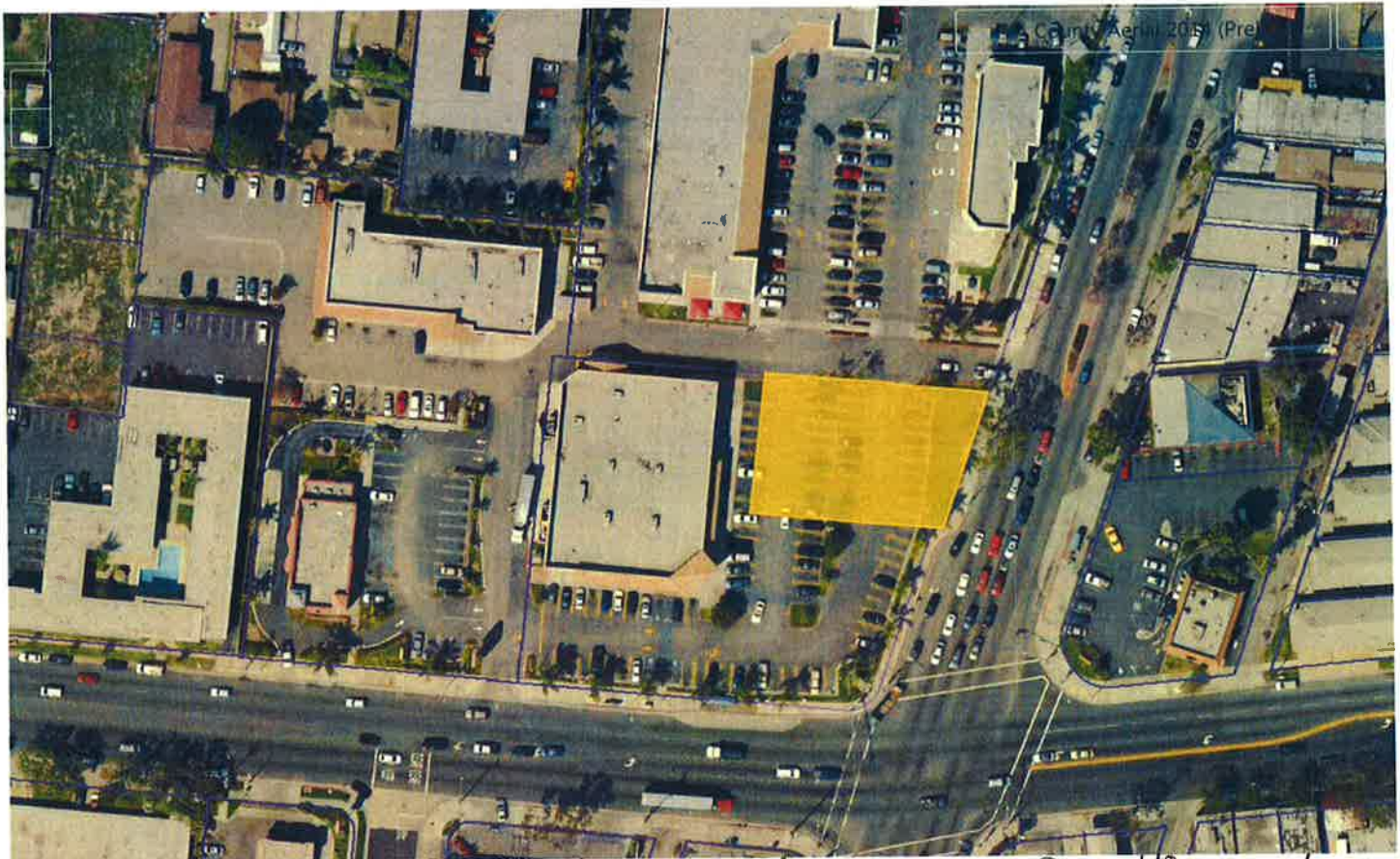
### Previous Development Proposals – Existing Leases

The parcel is part of a shopping center development and subject to an enforceable obligation for the use and operation of the parcel as parking. There are no other development proposals or leases.

### Proposed Disposition of Property

This parcel is proposed to be transferred and or retained to fulfill an enforceable obligation to the extent feasible and appropriate. In the alternative, the parcel shall transfer to the City of Lynwood for government use as public parking.



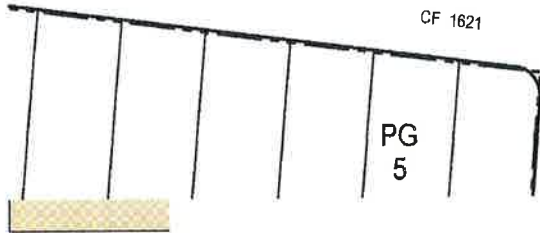


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ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO THE LYNWOOD REDEVELOPMENT AGENCY, UNLESS OTHERWISE NOTED.



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## PART II: PROPERTY DISPOSITION & USE

The second part of the LRPMP provides the planned use or disposition of each of the properties in the manner described in Health & Safety Code Section 34191.5(c)(2). The following summarizes the four types of permitted disposition/use

Plan Category	Use/Disposition Purpose of Property	Property Transferee
<b>Enforceable Obligation</b>	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
<b>Governmental</b>	Governmental Use in Accordance with Section 34181(a)	City of Lynwood
<b>Approved Redevelopment Plan Project</b>	Transfer to City for use in a project identified in the Approved Redevelopment Plan. Disposition proceeds to be distributed among Taxing Entities in accordance with a Compensation Agreement	City of Lynwood
<b>Other Liquidation</b>	Sale by Successor Agency to private buyer with proceeds distributed to Taxing Entities	Approved Buyer



## PART II: PROPERTY DISPOSITION & USE

### 1. Summary of Plan Category Decision

- The Redevelopment Plan for Lynwood Project Area "A" ("Redevelopment Plan"), was duly approved and adopted on July 3, 1973 by Ordinance No. 945 and subsequently amended on December 27, 1973 by Ordinance No. 960, on August 19, 1975 by Ordinance No. 990, on June 1, 1976 by Ordinance No. 1000, on December 7, 1976 by Ordinance No. 1010, on December 16, 1980 by Ordinance No. 1111, July 19, 1988 by Ordinance No. 88-1308, and on March 20, 2001 by Ordinance No. 1504.
- In accordance with the 8<sup>th</sup> Redevelopment Plan Amendment, evidenced by Ordinance No. 1504, the Lynwood Redevelopment Agency ("Agency") engaged in activities necessary to execute and implement the Redevelopment Plan for Area "A" in the City of Lynwood and in order to do so the Agency identified certain goals and objectives relative to the disposition and use of properties located within Redevelopment Project Area 'A' (Area 'A'). In this regard, redevelopment activities consisting of clearance of existing structures, development of affordable housing and commercial business, installation of necessary public improvements and rehabilitation of residential, commercial and public structures, will result in the creation of a significant number of jobs which will become available to community residents. It is contemplated that such jobs will range from entry level to management, with the additional construction activity. Moreover, development of the type aforementioned will also serve to eliminate a substantial amount of blighted conditions typifying and plaguing the Project Area. In addition, it is anticipated that the proposed projects will eliminate other non-conforming elements.

## PART II: PROPERTY DISPOSITION & USE

The goals objectives relative to the properties identified in this management plan include but are not limited to the following:

1. Improve the range and quality of housing in the Project Area through a combination of rehabilitation, move-on housing, and new construction with specific emphasis on conserving or preserving residential uses in the Project Area;
2. The provision of land for recreational, community, educational and commercial facilities and services to meet the need of Area 'A' including the rehabilitation of Dymally (now Lynwood) Park.
3. The return of a large part of under-developed and vacant Project Area lands to greater residential use;
4. Provide assistance in the construction of public improvement necessary for the development of new single family housing within and outside of the Project Area and for various commercial and industrial developments where necessary.

The accompanying 5yr Implementation Plan (2009-2014 version) in accordance with the requirements of Health & Safety Code Section 33490, incorporates the goals and objective of the Redevelopment Plan to accommodate the more current needs of the Project Area including, but not limited to:

1. Remove impediments to development and facilitate public/private partnership opportunities to create commercial and residential development that will contribute to the economic vitality of the project area, particularly along Atlantic Avenue, and Long Beach Boulevard;
2. Consolidate fragmented and irregularly configured lots to maximize retail opportunities.
3. Capitalize on opportunities presented by the Metro Blue Line rail system and other regional transportation systems to support regional needs.
4. Encourage and stimulate investment in underutilized commercial areas through land assembly, site preparation, DDAs, grants, and infrastructure improvements.
5. Create active pedestrian shopping and entertainment districts, including gateway projects for Atlantic Avenue, Long Beach Boulevard, and Martin Luther King Boulevard
6. Ensure a wide range of quality housing choices, including mixed-use and affordable housing developments, through new construction, rehabilitation, and conservation of existing residential uses to address housing needs of the community, including the homeless population.
7. Provide ownership and rental housing in compliance with existing and anticipated legal obligations.
8. Contribute to the City's efforts to meet its fair share of the regions low and moderate-income housing needs.

## PART II: PROPERTY DISPOSITION & USE

### **PROGRAM CHANGES:**

Also stated as part of the Plan, the Implementation Plan identifies the most probable implementation activities over the period between FY 10/11 and FY 14/15. Other, unforeseen, public and private projects may become feasible and beneficial in eliminating blight or providing housing, it may be necessary to make changes to programs and activities and to the priorities assigned to those programs and activities.

Whether or not identified in the Implementation Plan, projects and programs may be constructed or funded by the Agency during the period covered by this Implementation Plan, if the agency finds that:

1. The goals and objectives of the Redevelopment Plans are furthered;
2. Specific conditions of physical or economic blight within the Project areas will be mitigated in whole or in part through implementation of the project; and
3. Project specific conditions, including financial feasibility, require the implementation of the project at the time in question.

In light of the dissolution of the Redevelopment Agency and our ever changing economy, we request the ability to reserve the stated right to address the use of included properties to best suit the current needs of the Community in accordance with stated goals and objectives for the Redevelopment Plan.

# Implementation Steps

The following summarizes the steps to transfer the properties as government use, or for future development.

## **Government Use**

The Successor Agency, upon approval of this LRPMP, promptly will affect the transfer of the government use properties to the City of Lynwood by grant deed with the express governmental use designations identified for each government use property.

## **Use for an Enforceable Obligation, or in the alternative Government Use**

The Successor Agency, upon approval of this LRPMP, promptly will determine if three properties are to be used to fulfill an enforceable obligation; should this not be feasible or appropriate, the property is to be transferred for government use to the City of Lynwood by grant deed with the express governmental use designations identified for each government use property.

## **For Sale or if not feasible or otherwise unsuccessful, to be Retained for Future Development under Health & Safety Code section 34191.5(c)(2)**

While there are no properties allocated for sale, this category will be further analyzed for proper disposition for third party sales to maximize values. Given the unique nature of the development opportunities and parties approaching the City, the City is likely to negotiate development agreements and the sales of the Successor Agency properties will likely be to third parties with some form of a purchase and sale agreement or similar non-statutory development agreement generated to maximize value for the taxing entities—the City is among the taxing entities. However, if the sales and/or negotiations are not feasible or otherwise unsuccessful, those properties will be retained for future development.

## **Properties to be Retained for Development – Guidelines for Future Development**

While there are no properties allocated for future development, this category contains the appropriate steps. Upon transfer pursuant to this LRPMP, as noted above, the City will cause the properties to be developed in accordance with the following principals and guidelines:

1. **Qualified Real Estate Developer.** Each property will be disposed of to a qualified real estate developer (Developer) with the experience and financial capability to timely acquire and develop the property in accordance with an approved Disposition and Development Agreement (DDA) or other type of agreement. The Developer will be selected through an appropriate selection process involving solicitation of interested prospective developers through a request for qualifications (RFQ), Request for Proposals (RFP), qualified bid or similar selection process.
2. **DDA or Other Type of Agreement.** Each property will be disposed of and developed pursuant to an approved DDA. The purchase price or lease payments to be paid by the Developer of each property under the DDA will equal not less than either the fair market value of the property or the fair reuse value of the property at the use and with covenants and conditions and the development costs authorized pursuant to the DDA, as determined by formal action of the Successor Agency. Among other provisions, each DDA will require the Developer to:
  - a. Meet specified pre-disposition conditions demonstrating its readiness and ability to commence construction;
  - b. Develop the property in accordance with the General Plan and the specific land use entitlements granted by the City; and
  - c. Commence and complete construction of the approved development within specified deadlines.
3. **Legislative Body Approval.** The Developer, the DDA and any substantial amendment to the DDA for each property will be subject to approval by the City Council at a public meeting duly noticed in accordance with the notices and procedures described in Health and Safety Code Section 33433(a).

While the timing of disposition and development of each property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that such disposition and development may occur generally in accordance with the following process:



# Implementation Steps

Selection of Each Developer

DDA Negotiation / Approval

Satisfaction of Conditions / Property Conveyance

Commencement of Construction

Completion of Construction

Once the properties are transferred to the 3<sup>rd</sup> party, the land sale proceeds will be distributed amongst the Taxing Entities



# Planned Use & Disposition of each Property

**NEXT PAGE**

(A)



# REDEVELOPMENT PLAN AMENDMENT NO. 8

(B)



**REPORT TO THE CITY COUNCIL  
FOR THE REDEVELOPMENT  
PLAN FOR AMENDMENT NO. 8 TO  
REDEVELOPMENT PROJECT AREA "A"  
LYNWOOD REDEVELOPMENT AGENCY**

**Prepared by:**

**THE REDEVELOPMENT AGENCY OF THE  
CITY OF LYNWOOD**

**NOVEMBER 2000**

## REPORT TO CITY COUNCIL

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**REPORT TO COUNCIL  
REPORT TO THE CITY COUNCIL  
FOR THE REDEVELOPMENT  
PLAN FOR AMENDMENT NO. 8 TO  
REDEVELOPMENT PROJECT AREA "A"  
LYNWOOD REDEVELOPMENT AGENCY**

**1.0 INTRODUCTION**

This Report to Council (the "Report to Council") for the proposed Redevelopment Plan Amendment No. 8 ("Redevelopment Plan Amendment No. 8") for the Redevelopment Project Area "A" (the "Project" or "Project Area") has been prepared by Michael J. Wagner & Associates, Inc. for the Lynwood Redevelopment Agency (the "Agency") pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code, Section 33000 et seq.).

The Redevelopment Plan for the Project Area "A" was adopted by the Lynwood City Council on July 10, 1973, by Ordinance No. 945. The Redevelopment Plan was subsequently amended by the City Council on December 27, 1973 by Ordinance No. 960, on August 19, 1975 by Ordinance No. 990, on June 1, 1976 by Ordinance No. 1000, on December 7, 1976 by Ordinance 1010, on December 16, 1980 by Ordinance No. 1111, on July 19, 1988 by Ordinance No. 1308 and on December 29, 1994 by Ordinance 1406. The Project Area was originally comprised of approximately twenty (20) acres within the City of Lynwood and now totals 734 acres as depicted on the Project Area Map. The Redevelopment Plan has a thirty one (31) year duration and contains various land uses including residential, commercial, industrial and public/quasi public. The Redevelopment Plan also provides for the orderly development of new affordable housing for low and moderate income families, employment opportunities, and increased community access to business and retail services.

The Report to Council is one of the legally required documents leading to the adoption of the proposed Redevelopment Plan Amendment No. 8. For an Amendment the Report to Council provides documentation on the following legally required items as are appropriate to the Amendment. Inter alia its purpose is to advise the City Council of the City of Lynwood of the reasons for the selection of the Project Area; to describe the physical, social and economic conditions existing in the Project Area; to describe how specific proposed projects will improve or alleviate blighted conditions existing in the Project Area; to indicate the methods of financing available for the Redevelopment Project; to set forth the plan and method of relocation of residents and businesses displaced by the Project; to analyze the Preliminary Plan; to include the Report and recommendations of the Planning Commission of the City of Lynwood; to include by reference the environmental documentation on the project; to describe the impact of the Project upon the residents of the Project Area and the surrounding areas; and to summarize the consultations by the Agency with the affected taxing agencies and the Public.

The Lynwood Redevelopment Agency is proposing Amendment No. 8 to the Redevelopment Plan for Project Area "A" (the plan as amended is referred to herein by the "Plan Amendment"). The proposed Plan Amendment is to extend to power of eminent domain under the provisions of the Redevelopment Plan for an additional 12 years.

The diverse character of the City of Lynwood is reflected in the Project Area as it encompasses many commercial and residential areas, as well as some industrial areas along Alameda Street and adjacent to the 1-710 Freeway east of Wright Road.

The following documents are incorporated by reference in this Report in order to supply additional information relative to the plan adoption:

- The General Plan of the City of Lynwood;
- The Zoning Ordinance of the City of Lynwood,
- The Initial Study and draft Negative Declaration for this Amendment No. 8,
- The Environmental Impact Report for Amendment No. 6,
- All previous redevelopment plan adoptions and amendments,
- The draft Housing Element 2000 as recently approved by the Planning Commission and sent to State HCD for review,
- The General Plan Adoption and any Amendments thereto,
- All Ordinances adopting a redevelopment plan for any portion of the City and any amendments thereto;
- All prior proceedings of and studies done for any adoption of a redevelopment plan or general plan or zoning change for any portion of the City and any amendments thereto (including this amendment),
- The City Budget for FY 2000-2001 and the three (3) previous years;
- All studies of the City/or any part thereof in the previous 10 years; and

### **1.1 Reasons for Selecting the Project Area**

The City of Lynwood, in its regional context, is illustrated in Figure 1.

Throughout this report, the boundaries of the existing Redevelopment Project Area "A" are referred to as the "Existing Project Area".

A detailed regional map of Southern California, specifically focusing on the Los Angeles basin and surrounding areas. The map shows the boundaries of Kern County, San Bernardino County, Ventura County, Los Angeles County, and Orange County. Major cities and towns are labeled, including Bakersfield, Lancaster, Palmdale, Los Angeles, Long Beach, and San Bernardino. The City of Lynwood is marked with a star and a callout box. The map also shows the Pacific Ocean, Santa Barbara Island, and Santa Catalina Island. Major highways are indicated by numbered lines.

**Figure 1**  
**Amendment No. 8 to Redevelopment Project "A"**

**Michael J. Wagner & Associates, Inc.**



The City, through previous studies and examinations of the Existing Project, and additional studies of areas adjacent to the Existing Project Area, conducted by the Lynwood Redevelopment Agency leading to this amendment process, has recognized that the social and economic needs of the community, in its near and long term future, are not presently being met. All available resources, both public and private, must be utilized in an effort to fully realize the objectives and desires of its citizens as expressed in the existing Redevelopment Plan. In recognition of the lack of motivation offered to the private sector to invest in blighted areas, the Lynwood Redevelopment Agency has approved redevelopment of the areas illustrated in Figure 2 and further described in the legal description included in prior Amendments.

The inclusion of these areas in the redevelopment project permits the City of Lynwood to activate the tools to alleviate existing social, economic and structural conditions, which detract from the well being of the citizens of the City of Lynwood. Amendment No. 8 will provide additional opportunity both for new development and for the rehabilitation, maintenance and creation of low and moderate-income housing.

There are several reason for the selection of the Project Area.

First, the Project Area continues to be blighted. For a considerable period of time, citizens and government officials of the City of Lynwood have been aware of the adverse conditions of the existing residential, commercial and industrial uses within the Project Area boundaries. The negative conditions in the Project Area have contributed to the physical deterioration or certain structures and infrastructure; a lack of proper utilization of the area; a decline in the economic viability of the area; reduced values; impaired investments; and the presence of economic and social maladjustment. The result has been a serious physical and economic burden on the community, which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone.

The existing conditions in the Project Area are by structural deterioration and age, a preponderance of mixed and shifting uses and existing inefficient and uncoordinated commercial uses, parking, vehicular and pedestrian deficiencies, an appearance of decline and other defects in the Area.

A detailed description of conditions in the Project Area can be found in Section 2.0 this report. Many of the parcels in the Project Area exhibit a complete or growing lack of economically productive utilization. Other properties exhibit structures, which are deficient or unsuitable for their existing commercial, residential, or industrial uses. The age, obsolescence and deterioration of structures coupled with the economic decline within the Project Area results in serious physical and economic liabilities.

Third, the inclusion of the Project Area is necessary for effective redevelopment and will provide the Lynwood Redevelopment Agency with the opportunity to address improvements to the deficiencies existing in the Project Area in a master plan approach rather than a "piece meal" fashion.

# PROJECT AREA MAP

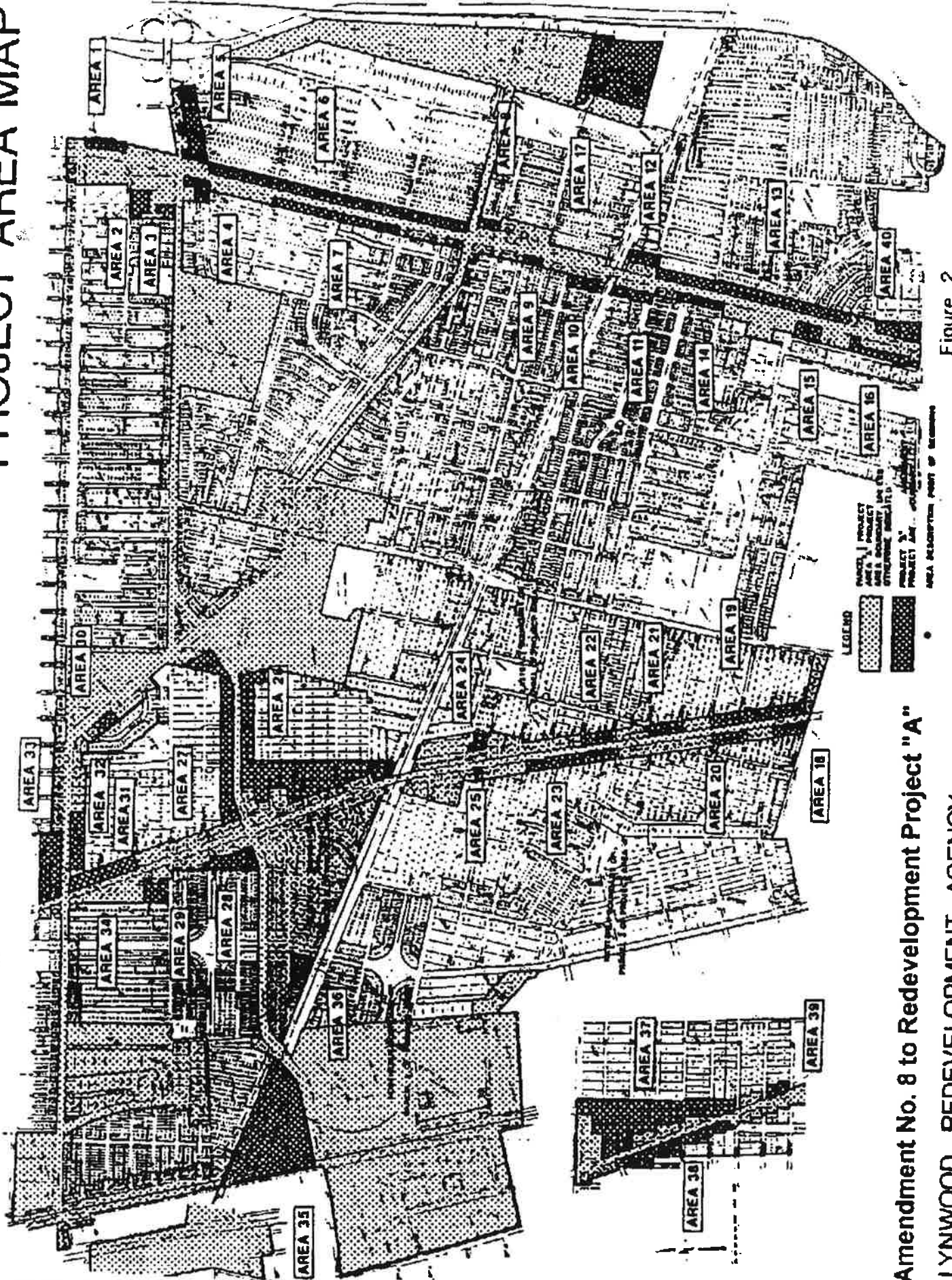


Figure 2

Amendment No. 8 to Redevelopment Project "A"  
LYNWOOD REDEVELOPMENT AGENCY

This Amendment No. 8 will continue will add the effective redevelopment of the Project Area, thus allowing a more effective and economical master plan approach to the existing deficiencies. The Amendment will also allow for redevelopment on a complete street basis, rather than on a patchwork basis. If the Agency is required to work on a patchwork basis redevelopment will be hampered and impaired and the Redevelopment Plan will not be implemented to its fullest potential as has been previously envisioned.

The continued power of eminent domain will enhance the Agency's site assembly capability and ability to improve the areas in the Project Area. In many cases, the Area will provide for more continuity in planning and assisting new development in the Project Area.

In addition, the Amendment will in many cases allow for effective buffering between uses, especially the more intense uses of the Project Area and the more sensitive uses of the areas away from main streets. Finally, the Amendment will provide opportunities for low and moderate income and replacement housing.

The selection of the Project Area boundaries was guided by City staff, the Lynwood General Plan, specific examples of structural and economic blight and the following facts and principles:

1. The desire to revitalize and upgrade the commercial, residential and industrial areas within the Project Area in order to increase sales, property and business tax revenues; provide adequate roadways and adequate parking; reduce the cost of providing city services; create jobs; create economic stability; and promote improvements that will assist in the redevelopment efforts to make the City of Lynwood a better place to live, work, shop and recreate.
2. The purposes of the California Community Redevelopment Law would be achieved within the Project Area through the-removal or rehabilitation of physically obsolete or substandard structures and other physical blighting influences; the elimination of illegal or nonconforming land uses; the rehabilitation of existing commercial buildings; the installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks and other associated public improvements as permitted by the Lynwood General Plan and Zoning Ordinance; the construction and/or reconstruction of various flood control and drainage facilities; the assemblage of land into parcels suitable for properly integrated development with improved pedestrian and vehicular circulation; and the general development and redevelopment of the Project Area in a manner consistent with the policies and goals of the Lynwood General Plan.

The redevelopment of the Project Area would implement the California Redevelopment Law. The basis for implementing the Redevelopment Law can be stated as follows:

- a) Redevelopment will provide and make significant improvements to certain public facilities and services in the Project Area in order to reduce the continuing process of deterioration which cannot be provided through private action without redevelopment.
- b) Redevelopment will provide a means to assist existing land and structure users in



maintaining, upgrading and improving their property.

- c) Redevelopment will provide a means of eliminating or rehabilitating deteriorating and under-utilized commercial structures and other blighting influences which constitute poor environments in which to live, work and shop thereby increasing property values and the incentives for private maintenance and improvement.
- d) Redevelopment will provide a means to revitalize and upgrade many commercial land uses within the Project Area.
- e) The Project Area is continuing to reflect signs of economic blight caused by properties which suffer from economic disuse due to impaired investments; properties which suffer from the subdividing and sale of lots or parcels of irregular form/shape and inadequate size for proper usefulness and development; the existence of inadequate public facilities, improvements or utilities and traffic congestion problems. Redevelopment provides a means to address these problems.
- f) The Project Area continues to reflect and structural blight such as buildings which are unfit to occupy because of obsolescence, deterioration; mixed character and shifting commercial uses. Redevelopment provides a means to address these problems.
- g) The Project Area exhibits various conditions of blight and continues with deteriorated condition, these blight conditions collectively dominate and injuriously affect the Project Area such that the area is blighted as a whole. Redevelopment provides a means to address these problems.
- h) Further, the Amendment of the Project Area will provide greater opportunity for the development, maintenance and rehabilitation of the Project Area.
- i) The blight conditions constitute a serious physical and economic burden to the City. Redevelopment will provide a means to reduce or eliminate this burden.
- j) The City has the desire to improve the Project Area in order that the blighting conditions, which constitute physical and economic liabilities can be reduced or eliminated in the interest of the health, safety, and general welfare of the people of the City of Lynwood. Redevelopment will provide a means to address these problems.
- k) The blight conditions, which exist in the Project Area are a real hindrance to the development of the commercial areas of the City, and cannot be eliminated or improved without public assistance. Redevelopment will provide a means to remove this hindrance.

## **1.2 Specific Projects Proposed**

A description of the specific projects presently being proposed by the Agency is outlined below. The Agency proposes to eliminate and prevent the spread of blight within the Project Area by continuing the following actions:

1. Installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks, handicap ramps, and other public improvements as permitted in accordance with the Lynwood General Plan and Zoning Ordinance.
2. Construction and/or reconstruction of flood control and storm drainage facilities.
3. Provision and/or upgrading of traffic signals, channelization, lighting and signing of various intersections and correction of other existing circulation deficiencies within the Project Area.
4. Undergrounding of utilities within the Project Area.
5. Improvement and development of recreational facilities, parks and community centers.
6. Construction and improvement of community facilities.
7. Construction and improvement of vehicle parking facilities.
8. Improvement of streetscapes, signage, medians and urban design features.
9. Purchase of land and construction, reconstruction, or rehabilitation of structures.
10. Rehabilitation assistance.
11. Low and moderate income housing assistance.

#### **Other Programs**

The proposed Redevelopment Plan Amendment No. 8 for the Project seeks increased stability, integration, and economic vitality. The Redevelopment Plan Amendment No. 8 will make tools available to the Lynwood Redevelopment Agency to reverse blighting influences and establish the Project Area as a viable development area of the community.

The Redevelopment Plan Amendment No. 8 does not propose to alter the land uses as currently permitted. Land uses permitted within the Project Area are those consistent with the 1990 General Plan, (as may be amended), devoted to a mix of residential, commercial and industrial uses with stable neighborhoods of rehabilitated single-family and multi-family homes. The Redevelopment Plan Amendment No. 8 will provide the acquisition tools available to implement the revitalization strategies for improved access and establishment of viable development sites to create a physical environment that facilitates land uses as planned and helps to define the area as a key area of the City. The following programs are proposed to be continued to address the blighting conditions of the Project Area.

### **Land Assembly Program**

To facilitate the assembly of parcels into marketable development sites, the Agency proposes to selectively acquire land through negotiated purchaser or eminent domain, that it deems appropriate for land assembly. Where properties and structures are deemed adequately sized for appropriate land uses, and where existing structures are suitable for rehabilitation, and where property owners wish to participate in the Redevelopment Plan Amendment No. 8, land acquisition is not anticipated.

To ensure that uniform, fair, and equitable treatment is afforded persons, families, and businesses displaced as a result of future acquisition of properties, the Agency will provide relocation assistance and payments required by law. Relocation assistance is required of the Agency to ensure consistent and fair treatment for such persons, families, and businesses and to ensure they do not suffer disproportionate injury as a result of the proposed redevelopment programs designed for the benefit of the public as a whole.

### **Owner Participation Program**

The Agency proposes to continue the owner participation program to assist existing property owners in the redevelopment, rehabilitation, expansion, and development of business properties. The program may include providing loans and other forms of assistance for business improvement and expansion as may be necessary and desirable.

### **Low And Moderate Income Housing**

The Agency proposes to continue to provide a low and moderate income housing program that focuses on increasing, improving, and preserving, the Community's supply of low and moderate income housing. Programs may include, but are not limited to, housing rehabilitation, infill housing development, and assistance for first time homebuyers in the Project Area and, with proper findings by the City Council, in nearby neighborhoods zoned for residential, or within the community. To remedy the deteriorating condition of homes in the Project Area, a concentrated residential rehabilitation program is proposed for the neighborhoods zoned for residential use. The Agency also proposes to aid the construction of low and moderate income housing on vacant residentially zoned parcels within the Project Area.

### **Business Revitalization and Attraction Programs**

The Redevelopment Agency is successfully implementing business revitalization programs in the Project Area that will be continued. One example of these programs is the Facade Improvement Program, which offers low interest loans for eligible facade improvements, up to a maximum amount, and low interest loans for other exterior and interior improvements to existing businesses (commercial rehabilitation). This assistance would be targeted to commercial corridors and it could be a key ingredient to turning a declining retail area around.

## **Discretionary Programs**

As funds become available, the Agency proposes to assist in other efforts that may include owner participation, business expansion assistance, revitalization, business attraction, and marketing.

### **1.3 How the Project Will Aid the Project Area**

The implementation of the proposed projects will improve or alleviate deteriorated, physical, social and economic conditions in the Project Area. This will be accomplished by land assembly projects and redevelopment activities that will allow for the planning of appropriate buffers between residences and intense commercial or industrial uses. The public improvements will also provide activities, which will impact the Project Area, allowing for the master plan approach to improving entire neighborhoods rather than the isolated pockets found in the Project Area. In addition, the following activities will improve the conditions that now exist.

1. The creation of new employment opportunities to alleviate high unemployment rates existing within the Project Area by establishing:
  - a. New construction projects within the Project Area.
  - b. New permanent positions in the commercial and industrial sectors, encouraged to locate/relocate or expand in the Project Area by redevelopment activities.
2. The rehabilitation demolition and clearance of unsafe, dilapidated or deteriorated structures found throughout the Project Area.
3. The revitalization of the commercial and industrial uses so as to provide incentives for private improvement of poorly maintained structures and land.
4. The reduction of crime within the project area by the incorporation of security measures designed into the construction and layout or rehabilitated and newly constructed structures and by the provision of improved lighting and other features.
5. Agency assistance in the construction of infrastructural improvements such as:
  - a. Arterial improvements such as widening and resurfacing of streets, construction of medians, improved signalization and channelization.
  - b. The undergrounding of utilities to improve safety and enhance the physical appearance of the Project Area.
  - c. Construction or repair of curbs, gutters or sidewalks so as to improve circulation.



- d. Improvements to water systems, sewer systems and storm drain improvements to allow population growth.
  - e. Improvement of alleyways to provide improved security and access.
6. Provisions for assistance to private sector development through offsite infrastructure improvements, land write down and land assembly programs, loans and the relocation of existing uses.
  7. The rehabilitation of deficient, deteriorated and dilapidated dwellings providing for an increase in the supply of low and moderate income housing.

A central concern in the Project Area is its outdated parcelization and aging building structures in much of the Project Area. This deficiency creates a poor investment climate, which in turn causes physical and economic blighting conditions as discussed in this Report. The above projects and programs combined will facilitate development by the private sector with the Project Area to be realized as a viable community.

The proposed projects and programs including the anticipated related activities will help to alleviate the following physical and economic blighting conditions of the Project Area:

#### **Unsafe and Unhealthy Buildings, and Other Factors**

The Agency's efforts to facilitate new development and rehabilitation programs would result in an improvement to the building stock of the Project Area. Additionally, residential rehabilitation programs would improve the condition of residential units. The Agency's proposed program and projects will address these deficiencies and the spin-off effects will bring back economic vitality. Unsafe and unhealthy buildings, and those exhibiting substandard design will be replaced or rehabilitated resulting in renewed investment interest. Other site condition deficiencies will also be addressed with programs to facilitate rehabilitation of existing properties, such as facade improvements assistance and other rehabilitation initiatives.

#### **Parking Deficiencies and Lack of Economic Vitality**

Lot consolidations will create sites with adequate space for parking, truck loading and space and related development needs. New development will comply with City Code requirements, and help reduce cases of graffiti, security bars, litter, and debris, and correct signage and fencing deficiencies. Circulation and capital improvement programs will help to remedy circulation and infrastructure deficiencies in the Project Area.

### **Land Use Incompatibilities**

The Agency will attempt to remove conflicting and incompatible land uses from the Project Area. This will occur when commercial and industrial owners and developers agree by Disposition and Development Agreement or Owner Participation Agreement to undertake new or expanded projects. Any related acquisition of residential property will be by negotiated agreement as provided in the Plan. Persons who occupy the acquired units would be relocated to more appropriate residential areas. The Agency's relocation plan provides the resources to find housing and the funding to aid in the relocation of persons and families. The Agency provides relocation services for residents to relocate to more residentially compatible sites within the Project Area and within surrounding neighborhoods.

### **Parcels of Irregular Form and Size in Multiple Ownership**

The Agency's land assembly program is intended to consolidate parcels that are considered too small for modern residential, commercial or industrial development. In many cases small and underutilized lots are adjoining, but are held under separate ownership. Adequately sized sites would be created through Agency efforts.

### **Property Values and Impaired Investments**

New development will add value to the tax roll, encourage further development which will in turn generate demand for Project Area properties and increase property value. The Agency's program of lot consolidation and circulation and capital improvement programs will facilitate new development.

### **Vacancies, Lease Rates, and Excessive Vacant Lots**

Project Area vacancy rates are not extremely high, however, lease rates are abnormally low. The development of new residential, commercial and industrial uses will bring demand to the Project Area, which will occupy space and drive up rents to normal levels. New development will be encouraged thereby utilizing available infill lots as development sites.

### **Residential Overcrowding**

Should residents be displaced as a result of Agency activities, services would be provided whereby persons and families living in overcrowded conditions would be relocated to adequate housing. The Agency relocation programs require that replacement housing be of sufficient size to adequately accommodate the number of persons displaced.

### **Crime**

Increased development interest, additional businesses, patrons and activity, and general public/private investment will have an indirect impact on the high crime rate. Criminal activity is expected to lessen with renewed interest and revitalization.

Although the Agency may not have the ability to directly remove all of the blight within the Project Area, the activities of the Agency will provide the stimulus by which blighting conditions will be lessened and private investment reestablished.

#### **1.4 Why Public Improvements Will Not Be Installed By Private Enterprise Alone**

The public improvements, intended to be undertaken by the Lynwood Redevelopment Agency cannot be reasonably expected to be accomplished by private enterprise acting alone. An examination of the Project Area shows a predominance of marginal businesses whose financial capabilities are unlikely to be strong enough to underwrite the substantial cost of the scheduled public improvements. Vacant store fronts and marginal businesses such as small motels, barber shops, beauty shops, beer bars, small markets, automotive after market uses and other small uses, generally exhibit inferior maintenance and upkeep predominate throughout the Project Area. This condition and the size and nature of the businesses indicate an inability or lack of motivation for private enterprise to provide the necessary financial resources to accomplish the installation of needed public improvements as well as other improvements.

Significant financial resources are necessary to install the required public improvements and to successfully upgrade the Project Area. New development or rehabilitation by the private sector will not be of such magnitude that a developer will provide the listed improvements or any of them without being assisted by the Agency. The unwillingness and inability of private enterprise to undertake such actions has caused continued deterioration in the Project Area, and caused stagnation in the implementation of the Redevelopment Plan. The proposed Amendment will permit the Agency to master plan its approach to the Project Area's deficiencies and more effectively encourage private enterprise to contribute to the area's revitalization.

Private provision of the public improvements is also unlikely in light of the difficulty which a developer would face in assembling even a moderately-sized site for rehabilitation or a new development. Most lots in the Project Area are relatively small in size, held by hundreds of small property owners and difficult if not impossible for private enterprise to assemble sufficiently to justify substantial expenditures for needed infrastructural improvements.

An examination of the revitalization of other older declining commercial, industrial and residential areas of nearby communities which are remarkably similar to the Project Area reveals that private enterprise is being attracted to those areas by the assistance of public agencies, empowered to provide the necessary financial resources to make redevelopment economically attractive to private enterprise.

Perhaps the most visible indication that private enterprise acting alone will not provide public improvements in the Project Area is that such improvements have not been installed in the past unless public assistance was present. The limited resources, the size and scope of new development, and the difficulties in assembling any area of sufficient size to generate finances required for the provision of public improvement, all demonstrate the difficulties facing those who would provide such improvements without assistance.

## **2.0 DESCRIPTION OF THE PHYSICAL AND ECONOMIC CONDITIONS**

Project Area "A", which includes portions of most of the city's major thoroughfares, is the larger of the two Project Areas. Originally set up in July 1973 and consisting of 20.8 acres, the Project Area now totals 734 acres and incorporates narrow strips of primarily office, industrial, residential, and retail properties. Project Area "A" encompasses several of the city's largest taxpayers and largest employers. Land use is diverse, with 40% office, 23% industrial, 20% residential, 13% retail, and 4% other uses. Secured property accounts for 92% of Project Area tax revenue, followed by unsecured and unitary at 7% and 1%, respectively.

Incremental assessed value (AV) growth has varied dramatically over the past several years; since fiscal 1995, total incremental AV is down 6.3%. Valuation grew strong at first (14.8% in 1997), but rose slowly in fiscal 1999 (0.9%). Meanwhile granted appeals and reassessments outpaced underlying growth and new construction in fiscal 1998 and 1996, causing declines of 4.1% and a severe 19.4%, respectively.

The slow incremental AV growth in fiscal 1999 is attributed to valuation reductions of more than 4.5% of the fiscal year total. Eight major assessment appeals were resolved for fiscal 1999. The city estimates an additional 1.3% reduction for pending appeals with a potential impact in fiscal 1999. There are also several significant appeals outstanding with a combined potential impact of 1.7% of projected fiscal 2000 incremental AV. Net of projected fiscal 2000 adjustments, incremental AV is projected to grow 1.1%. No further appeals or reassessments are anticipated.

Transportation systems serving Lynwood include the Metro Blue Line rail system to the west, and the Century Freeway (Interstate 105) near the subject property to the south. This freeway links the subject neighborhood with the Long Beach Freeway (Interstate 710) to the east, as well as the Harbor Freeway (Interstate 110) and the San Diego Freeway (Interstate 405) to the west. Additionally, the Century Freeway provides convenient access to Los Angeles International Airport. The Downey-El-Segundo Transit System Line through the City (passengers only) began operation in mid-1993. The bus system is provided by the Metro Transit and the Lynwood Trolley.

The area's 10 largest taxpayers are a moderately diverse group and represent a good 14.8% of total Project Area "A" assessed value. Major taxpayers include two shopping centers, a supermarket, an office building, residential development, and several manufacturing and warehouse facilities.

### **2.1 Blighting Conditions at Time of Adoption**

The Agency set out in 1973 to redevelop a blighted area, which contained under-utilized properties and burned out buildings. Agency activities address the blighted conditions resulting in a viable, active and stable area with safe, affordable housing and successful commercial development. The Agency's goals and objectives and program expenditure goals are to continue the area improvements that began in 1973, as well as to prevent the recurrence or re-introduction of blight.



Between 1980 and 1988 only two developments were negotiated with developers. At that time the Report to Council for Amendment No. 6 noted that development along Long Beach Boulevard, Atlantic Boulevard, Imperial Highway and Century Boulevard was not keeping pace to alleviate the continuing decline. The large industrial section also reflected the continued inability of private resources to alter the condition of blight. Negative conditions were also noted in the residential areas. A detailed description of the blighting conditions for each subarea of Amendment No. 6 was included in the Report to Council which concluded that many of the parcels exhibited a complete or growing lack of economic productivity, that many structures were deficient or unsuitable for their existing uses and that age, obsolescence and deterioration of structures coupled with economic decline resulted in serious physical and economic liabilities.

A profile of the structures in 1987 indicated that 79.1 percent were Aged or Deteriorating, 5.3 percent were Substantially Deteriorated and 2.9 percent were Dilapidated. Only 12.7 percent were Sound.

Along the major thoroughfares of Atlantic and Long Beach there are old motel buildings that are being utilized for permanent residency and residential structures that are being used for commercial uses. These converted commercial uses provide very little off street parking and the motels show insufficient setbacks, and buffers and are sub standard building designs to house permanent residents. These converted structures have not been successfully upgraded or maintained internally or externally. The result is an inconsistent physical condition, poor maintenance, overcrowding, building code violations and lack of storage space.

Except for fast food operations, most of the commercial properties are working out of buildings which are too narrow and long for modern retail development. Lack of sufficient parking is prevalent in almost all of these older buildings. These defects discourage retail trade and force the owner to shift to heavier commercial used adversely affecting adjacent residential uses.. Most of the loading docks servicing these buildings are in disrepair. Most of the lots are of insufficient size to allow for proper setbacks, adequate parking and circulation and adequate buffers between conflicting land uses. In portions of the Project Area residents are located immediately adjacent to heavy industrial uses.

Many of the Project Area streets are among the oldest in the City and have deteriorated with age and increased use. Needed improvements include reconstruction and resurfacing, sidewalk, curb and gutter replacement, street widening, signalization upgrading, and other improvements to promote public safety and economic viability. Alleys parallel to major streets are in extremely poor condition and are unlit at night. Many are subject to flooding.

There are several inadequacies in the sewer system, the most critical of which is the continued use of septic tanks. Throughout the Project Area, lighting deficiencies range from the need for replacement of substandard lighting to the installation of new lighting where it is currently non-existent. The City only has .8 acres of recreational space per 1,000 population. Most Cities have standards of a minimum of 2 acres per 1,000.

The City of growing in population but is suffering from a reduced sales tax base. This indicates

that most of the commercial properties in the City are suffering a failure to be used properly. The maladjustment of the area, in both terms of people and money is very evident from a physical examination of the structures. Structures, which are not being utilized properly, are evidence of monetary expenditures which are made for the wrong purposes at the wrong times.

The most common crimes reported in the City are those committed against property, including burglaries and thefts. Crime in the City of Lynwood is significantly higher than the County average.

### Population Characteristics

The U.S. Bureau of the Census established that in 1990, the population of the City was 61,945. Population estimates published by the State of California, Department of Finance on January 2000 reported that the population has increased to 69,328. Table 1 represents a summary of the population's growth trends.

<b>TABL1 POPULATION GROWTH 1980-2000</b>							
Jurisdiction	1980 <sup>1</sup>	1990 <sup>1</sup>	2000 <sup>2</sup>	1980-90 Growth		1990-00 Growth	
				Number	Percent	Number	Percent
Lynwood	48,548	61,945	69,328	13,397	27.5	7,383	11.9
LA County	7,447,503	8,863,164	9,884,255	1,415,661	19.0	1,021,191	11.5

1. U.S. Census Bureau  
2. California Department of Finance, Population Estimate January 1, 2000

### Household Composition

According to 1990 Census data, the City was made up of 14,158 households. Forty nine (49.39%) percent of all households are owner-occupants and approximately fifty (50.61%) percent of all households are renters. In 2000, the State of California DOF calculated the number of households at 14,390. This increase of 232 households is a very small increase in the number of households (1.63%). However, the overall population increased by approximately twelve(12) percent.

The average household size in 1990 was 4.288 persons per household. Based upon the estimated growth of the population, 4.737 persons is the size of the average household in 2000. This represents an increase in the number of persons per household, and demonstrates a need for the construction of housing that is suitable for large family households.

It is estimated that family households make-up approximately eighty eight (88.33%) percent of the total. Five (5.71%) percent are non-family households and two (2.24%) are group home households. It is estimated that the population is comprised of fifty (50.64%) percent males and fifty (49.36%) percent females.

It is estimated that the type of households are as follows;

- Single male - 5.38%
- Single female - 6.38%
- Married Couple - 55.09%
- Other family - male headed - 8.66%
- Other family - female headed - 19.54%
- Non-family - male headed - 3.28%
- Non-family - female headed - 1.67%

It is estimated that there are 9,497 households with children. These households are;

- Married Couple - 66.63%
- Other family - male headed - 9.10%
- Other family - female headed - 23.65%
- Non family - .62%

## **2.2 Past Accomplishments**

In spite of severe negative impacts to the Project resulting from the economic downturn, of the early 1990's including reductions in property values, the Agency was able to assist with the development of the following projects:

1. Atlantic Boulevard Townhouse Project: Bounded by Olanda on the south and Carlin Ave. on the north.
2. Town Center Project: The construction of a new 36 acre shopping center with a gross building area of 277,076 sq. ft. and up to 1,813 parking spaces situated just north of the 1-105 Century Freeway, Long Beach Blvd. and Imperial Highway. The Towne Center consist of: (i) Food For Less Market, (ii) Thrifty Drug Store, and (iii) Travel-Lodge Motel.
3. Frontier Warehouse Market: A 80,000 retail food market located at Martin Luther King Jr. Blvd. and Bullis Rd.
4. Rehabilitation of Existing Commercial Business: Three revitalization project areas have been identified: (i) Atlantic and Imperial Highway, (ii) the area south and north of Atlantic Ave., and (iii) North Long Beach Blvd. Project. Up to 15 commercial shops and businesses have been upgraded with front facade improvements including signage, window treatment, awnings, landscaping and coordinated color schemes to enhance the existing stores and shops.

5. Saint Francis Hospital: Expansion of a 69,000 square feet medical hospital along with a 2 story birthing center with additional off-street parking.
6. Bus Shelters: The City of Lynwood, in order to stimulate access to transportation services, has constructed bus shelters on the major streets in the City. Since most of the major streets are in the Project Area "A" these shelters tend to encourage access to established businesses and further the goals of the Redevelopment Plan.
7. Long Beach Boulevard Landscaping and Street Improvement: Long Beach Boulevard has been upgraded by the installation of landscaping and street improvements on a portion of the street north the I-105 Century Freeway.
8. Imperial Highway/Atlantic Improvements: Imperial Highway has been upgraded with various street improvements as well as Atlantic Avenue with median landscaping and reconstruction of the street.
9. Entryway Design Improvements at Imperial/710 Freeway: Entryway and landscaping improvements were constructed at Imperial Highway west of the 710 (Long Beach) Freeway. The improvements included the installation of landscape medians, street lighting and entryway signage.
10. Dymally Park Improvements: A re-design and landscape improvement has been initiated at the Dymally Park (former Lynwood City Park) which includes the construction of a new Community/Transit Center and the relocation of an existing historic transit building at the park.

### **2.3 Recent Developments**

Newer construction has begun to appear as a result of the completion of the Century Freeway (Interstate 105) project several years ago. Areas in close proximity to this Freeway's access ramps, have exhibited signs of rejuvenation as new construction and businesses have appeared. An example of redevelopment north of the Century Freeway is the Lynwood Town Center and the existing Marketplace neighborhood shopping centers located at the southwest corner of Atlantic Avenue and Long Beach Boulevard. Commercial developments south of the Century (105) Freeway vary in age from the 1920's to the 1980's, where the overall quality and condition of the improved properties are generally inferior to those of the subject neighborhood.

Clearly, the Redevelopment Agency's Implementation Plan has played an important role in Lynwood's overall economic development strategy. Redevelopment can be viewed as one critical loop in an array of incentives designed to attract desirable new business, thereby strengthening and diversifying the local economic base, while at the same time retaining established, existing companies in the community. Redevelopment enables a city to assemble key parcels of land for commercial/industrial and residential development, pool financial resources through the issuance of tax allocation bonds, offer rehabilitation loans to upgrade



business and residential properties, and provide necessary capital for essential public infrastructure improvements.

The City of Lynwood has realized the need to target economic development activities toward job growth, expansion and diversification of the local tax base, business attraction and retention, revitalization of geographically specific commercial and industrial areas, and the provision of affordable housing to support the local labor pool. Toward these ends, the Redevelopment Plans governing the individual Project Areas reflect language pertaining to the achievement of specific economic development goals and objectives.

Among the more notable recent accomplishments, which have resulted from the City's economic development activities to date are the following completed and/or ongoing projects:

- Lynwood Towne Center
- Lynwood Marketplace
- Value Plus Plaza
- Vestar Development
- Denny's RDR Group
- Lynwood Plaza
- Long Beach Pluma Project
- Sunset Homes
- Emerald Village
- Edge Brook Development
- Curry Temple Development
- Sares Regis Group
- Imperial Alameda Industrial
- Access Community Housing
- Staub Metals
- SELAC Residential Development

In recent years, as the City's economic development efforts became more highly refined, the Community Development Department has undertaken progressive new economic development programs, whose specific mission is to retain and attract business. The program has one fundamental and overriding aim - "to provide Lynwood businesses with a selection of programs and partnership opportunities to make their business enterprises the most competitive in Southern California." Among the many incentives offered to business prospects by the are the following:

- Redevelopment financial incentives;
- Site selection assistance;
- Energy efficiency strategies;
- Environmental compliance assistance; and
- Permit processing assistance.

Redevelopment is most effective as an incentive to the extent that it can be fully integrated into a comprehensive community economic development strategy. The current Lynwood program exemplifies one essential element of such a program, where business and government can actively work together toward the attainment of common economic development goals. The Agency's 5-year Implementation Plan provides another very important part, serving as a blueprint for long-term planning in this critical area.

#### **2.4 Status of Blighting Conditions**

The Project Area has been recognized as an area requiring substantial public economic development incentives, as well as human resources and various services programs in order to eliminate the blighting conditions plaguing the Project Area. As such, the specific projects and proposed expenditures set forth below have to date, been the primary projects and expenditures employed to address the blighting conditions of the Project Area. Substantial rehabilitation activity has occurred within the Project Area through Agency provided loans and grants to property owners.

The proposed public improvements also will serve to address the blighting influence of inefficient circulation systems not conducive to residential and commercial development. Street vacations and the assignment of unneeded public rights-of-way for new and expanded residential and commercial use will help remove physical blight and eliminate the illegal use of underutilized and unimproved streets for dumping of trash and debris.

### **3.0 IMPLEMENTATION PLAN**

#### **3.1 Goals and Objectives**

The Redevelopment goals set forth in 1973, collectively, address elimination of blight by calling for a series of redevelopment strategies. Redevelopment activities have begun to transform the once physically and economically blighted area of Project Area "A" into a modern multi-ethnic community working together to achieve its goals. The activities are not yet completed. The specific projects and proposed expenditures are intended to achieve further progress.

In this regard, the proposed redevelopment activities consisting of the acquisition of real property, the demolition and clearance of certain existing structures, development of affordable housing and commercial business, installation of necessary public improvements and rehabilitation of residential, commercial and public structures, will result in the creation of a significant number of jobs which will become available to community residents. It is contemplated that such jobs will range from entry level to management, with the additional construction activity. It is also anticipated that a significant number of jobs will also be created in the area of construction. Moreover, development of the type aforementioned will also serve to eliminate a substantial amount of the blighted conditions typifying and plaguing the Project Area. In addition, it is anticipated that the proposed projects will eliminate small parcelization and other non-conforming zoning elements. Specific project goals are as follows:

1. The improvement of the range and quality of housing in the Project Area through a combination of rehabilitation, move-on housing, and new construction, with specific emphasis on conserving or preserving residential uses in the Project Area;
2. The elimination of economic and environmental deficiencies caused by extremely deep single lots and the creation of reasonably sized and shaped parcels through are-designed street system;
3. The provision of land for recreational, community, educational and commercial facilities and services to meet the needs of the Project "A" area, including the rehabilitation of the Dymally Park;
4. The return of a large part of the under-developed and vacant Project Area land to greater residential use;
5. The employment of local residents in the construction and operation of various developments and other Redevelopment Plan implementing activities; and
6. Encourage and stimulate investment in businesses within the Project Area.

### 3.2 Programs and Objectives

This Implementation Plan and the projects listed below are designed to reflect efforts of the Agency to alleviate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area and is not intended in any way to pre-approve or limit the projects or activities the Agency may seek to finance or carry out during the term of the Redevelopment Plan.

1. Single Family and Housing: Provide assistance for the construction of public improvements necessary for the development of new single family housing within and outside of the Project Area. Such housing development shall consist of property owners and local developers converting vacant property into affordable and decent housing which will be of benefit to the Project Area. Expenditures necessary to carry out the public improvements for the subject housing activities are estimated to be \$700,000 over the next 5 years.
2. Infill Housing: Assist in the construction of new infill housing development, which shall include the coordination and cooperation with property owners and local developers to turn vacant lots into affordable and decent housing for low and moderate income families on scattered sites both within and outside the Project Area which will be of benefit to the Project Area. Expenditures anticipated to fulfill this project activity over the next 5 years is \$300,000.
3. Residential Rehabilitation: Provide low-interest loans for the rehabilitation of residential properties outside of the Project Area, to coordinate with new housing development and to visually improve the physical image of the area. Expenditures for this rehabilitation activity are estimated to be \$400,000 over the next 5 years. Due to the limited amount of housing within the Project Area no Agency assistance is contemplated for residential rehabilitation within the Project Area over the next 5 years.
4. Commercial Development: Provide financial assistance for the rehabilitation of one hundred (100) commercial structures within the Project Area. There are three specific areas targeted for this assistance. These areas consist of the Imperial Highway commercial corridor, the Atlantic Avenue commercial corridor and the Long Beach Boulevard commercial corridor. Expenditures for these activities are presently estimated at \$750,000 over the next 5 years..
5. Industrial/Manufacturing: Provide assistance for the expansion of existing industrial manufacturing users and the creation of additional employment opportunities at the existing facilities.
6. Marketplace Development: Provide for the development of a 160,000 square feet of new retail space on Long Beach Boulevard and Imperial Highway. It is estimated that this development will create an additional 450 jobs within the Project Area at a cost of approximately \$7,500,000 to the Agency over the next 2 years.



Table 1  
LYNWOOD REDEVELOPMENT PROJECTS

PROJECT/ DEVELOPER	PROJECT DESCRIPTION	STATUS	ACTION NEEDED	CONTACT PERSON/NUMBER	ASSIGNED STAFF
Value Plus Plaza I	55,000 sq. ft. retail center with 34,000 sqft market, McDonalds Blockbuster Video and Chief Auto Supply	ENA-Yes; OPA-N/A; DDA-Yes; Project Completed	None	Darioush Khaleli 816-0200	Louis Morales ext 252
Value Plus Plaza II/ C.B. Construction	50,000 +/- sqft. expansion of Phase I. 45,000 sqft retail center.	ENA-No; OPA-N/A; DDA-No;	Request R.F.P	C.D. Richard Ellis James Rodriguez (310) 550-2583	Louis Morales
Vestar Development	385,000 sq. ft. power center with 120,000 sqft big box retail. Home improvement center and associated retail users on 34 acres at the 710 - I 105 freeway interchange.	ENA-No; OPA-No; DDA-No;	Complete cost estimate to determine project feasibility	Jeffery Axtell Project Director (562) 403-4624	Louis Morales
Denny's, RDR Group	The developer proposes to develop a 3,500 sq ft Denny's restaurant on Agency property located at the North West corner of Long Beach Blvd. and Hecchwood Avenue	Sale of property in escrow. Construction drawings are in Plan Check. Ground break anticipated in Feb. 1999.	None. Waiting completion of subordination agreement from Sluitt Thever's office.	David Kim, CEO (909) 628-3900 ext 212	Louis Morales
Lynwood Plaza, Pacific Retail Trust (PRT)	130,000 sq. ft shopping center anchored by a 55,000 sq ft super market and a 20,000 sq. ft Pep Boys. Other tenants include: Hollywood Video, Peter Piper Pizza, Tu Musica, Fashion Q., Starbucks, and Del Taco	A 90 day extension to Exclusive Negotiating Agreement was approved by Agency on Jan 5, 1999 to complete necessary project studies. Staff determined: project relocation cost; sales tax/ tax increment for proposed project and existing center.	None at this time. Awaiting Completion of related studies and appraisals.	Marc Chandler (213) 624-6500 ext 229	Louis Morale
Long Beach/ Pluma Project, The Charles Company	A 63,000sq. ft retail center with a Smart and Final, 99cent store and associated shops. Existing motel has been demolished	A 63,000sq ft retail center. Developer has indicated that Smart and Final and Pep Boys are no longer anchors for development. They're currently working on a new tenant mix. Demolition of American Motor Inn has been Completed.	None at this time. Staff has sent a letter to developer affording them 45 days to submit a project with proposed tenant mix.	Arman Gahay (310) 247-4900	Louis Morales

Table 1  
LYNWOOD REDEVELOPMENT PROJECTS

PROJECT/ DEVELOPER	PROJECT DESCRIPTION	STATUS	ACTION NEEDED	CONTACT PERSON/NUMBER	ASSIGNED STAFF
Sunset Homes/ West Coast United	Construction of 8 single family dwellings; 1,525sqft - 1,670 sqft. with 2 car garage, FAU & A.C., tile roofs, located at 3571- 3605 Lynwood Rd. Starting price \$145,000	ENA-Yes; OPA-N/A; DDA-Yes;	Project is in Building & Safety plan check. Start construction in 30 days.	Ray Levert (562) 803-6619	Louis Morales/ Donyca Adams
Emerald Village- The Lee Group	Construction of 65 zero lot line 2 & 3 story detached dwellings with 2 car garage in a gated community located at Atlantic and Olanda. Starting price \$152,950	ENA-Yes; OPA-N/A; DDA-Yes; 1st, 2nd phase complete, 3rd, 4th phases under construction.	None at this time.	The Lee Group Jeff Lee 827-0171	Louis Morales
Edge Brook Development	Construction of 18 two story detached single family homes with 2 car garage, FAU & A.C., tile roof. Located at 10204 - 12500 Edgebrook Dr. Starting price \$150,000. Funding: Century Frwy housing and City of Industry Funds	ENA-N/A; OPA-N/A; DDA-Pending project approval. Awaiting draft DDA from Shian Theves office.	None at this time.	John Abel & Carol Helou (626) 332-2033	Louis Morales
Curry Temple Development Corp.	Construction of 1 Two story single family dwelling by non-profit corp. Major features include FAU & A.C. tile roof and 2 car garage, located at 11420 State. Funding: CHDO/HOME funds	ENA-N/A; OPA-N/A; DDA-Yes; House complete, ready to market.	Currently preparing qualified list of buyers for Agency Lottery.	John Harris Project Manager (310) 763-8066	Donyca Adams

Table 1  
LYNWOOD REDEVELOPMENT PROJECTS

PROJECT/ DEVELOPER	PROJECT DESCRIPTION	STATUS	ACTION NEEDED	CONTACT PERSON/NUMBER	ASSIGNED STAFF
Sares Regis Group	Construction of 327,00 sqft industrial tilt-up distribution warehouse w/office. Structure with dock high floors and 29 foot ceilings.	ENA-No; OPA-No; DDA-No; Project under construction.	None at this time	Bruce Bearer (714) 756-5959	Gary Chicots/ Louis Morales
Imperial/ Alameda	12 acre factory site with brownfield soils contamination. Seeking brownfield grant to clean site for possible commercial development. Located at Imperial and Alameda St.	ENA-No; OPA-No; DDA-No; Preliminary discussion with Adrian White, who is proposing single use industrial user.	Currently seeking R.F.P on this site.	None	Gary Chicots/ Donyea Adams ext. 270
Access Community Housing	Construction of 2 two story single family dwellings on vacant Agency property. Major features include: tile roofing, FAU & A.C., 2 car garage. Located at 11730-38 First St. Sale Price \$155,000	ENA-N/A; OPA-N/A; DDA- Pending project approval. awaiting draft DDA from Shan Thewes office	None at this time	Herbert A. Childs (310) 648-6648	Donyea Adams/ Louis Morales
Staub Metals	Relocation of metal fabricating business from City of Paramount. City assisted the appraisal of vacant Mfg Property and provided for a 3.5 million Industrial Development Bond (IDB) for land and building purchase. 50 new jobs created.	ENA-N/A; OPA-N/A; DDA-N/A;	Project completed.		Gary Chicots ext. 257
SEI/AC	Conversion of 30 unit motel to 15 units plus 8 additional units, for a total of 23 units.	Agency approved DDA on November 2, 1999	Pending financing and plan approvals.		Gary Chicots Louis Morales

7. Planning Studies: Conduct pro-active planning studies that will enhance the Project Area and identify potential economic development projects. Anticipated expenditures for these studies over the next 5 years is \$100,000.
8. Public Improvements: Provide assistance in the construction of public improvements necessary for the development of new single family housing within and outside of the Project Area as set forth above and for various commercial and industrial developments where necessary. Expenditures required for the construction of the subject public improvements is estimated to be \$1,000,000 over the next 5 years.

### 3.3 Housing Programs

Projects with a residential component address a fundamental redevelopment purpose, the provision of housing for all income groups and populations. Projects will serve populations with special housing needs for whom housing options are now limited within the Project Area and vicinity. Housing for very low, low and moderate-income households addresses a long-standing need and will serve as a link to other redevelopment efforts to create jobs.

1. Increase, improve and expand the supply of Low and Moderate Income Housing [Sections 33334.2 and 33334.6]. California's Community Redevelopment Law, as amended by AB 1290, requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low, and low and moderate income housing. The amount of tax increment available from the Project Areas is generally \$1,358,797. The amount of tax increment to be set aside is approximately \$270,000 per year. The amount expected to be generated over the next five years is \$1,360,000. All housing described above, which will be financed by the Set-Aside funds will be subject to the income and affordability requirements of the law and subject to recorded covenants evidencing such very-low, or low and moderate income and affordability restrictions for the longest feasible time, but not less than the period required by state law and Agency policy.
2. Proportion of Very Low, Low and Moderate-Income Housing [Section 33334.4]. The Agency's plan is that the housing units to be developed or rehabilitated will be affordable to very-low, low or moderate income households in the following proportions: not less than thirty percent (30%) very low income; not more than thirty percent (30%) moderate income; and the remainder low income. The proportion of very low- and low-income units exceeds the respective unmet need for affordable housing for those groups in the City of Lynwood. Therefore, expenditures to assist housing for persons of low and very low income will be in at least the same proportion as the total number of housing units needed for those income groups which are not being provided by other governmental programs within the Lynwood community.
3. Estimate of Housing Production Figures and Use of Low and Moderate Income Housing Fund [Section 33490(a)(2)]. The current estimated housing production figures and proposed uses of the 20% Housing Set-Aside Trust Funds are discussed as follows:



- New development of housing in the Project Area on one or more vacant or underutilized lots. The Agency's plan is to spend approximately \$1,000,000 over the next 5 years to assist in new construction of up to 40 affordable housing units in the Project Area, which will be restricted to low and moderate income families.
  - Rehabilitation of one or more residential structures that do not meet current housing codes. The Agency plans to spend approximately \$360,000 over the next 5 year period to assist in the substantial rehabilitation of approximately one hundred (70) units of housing that will be restricted to low and moderate income families.
4. Replacement Housing [Section 33413 (a)]. As portions of Project Area "A" were added to the Project Area subsequent to January 1, 1976, the effective date of Section 33413, the replacement housing provisions of Section 33413 (a) apply to the Project Area "A" Redevelopment Project; pursuant to which, the Agency is required to replace all dwelling units housing persons and families of low or moderate income destroyed or removed as part of a written agreement executed by the Agency within four (4) years following such destruction or removal. Plan implementation activity by the Agency within the Project Area for the next 5 years which results in the removal or destruction of any low or moderate income dwelling units will be done so in accordance with the replacement housing requirements of Section 33413.
  5. Inclusionary Housing [Section 33413 (b)]. In addition to the replacement housing requirements set forth above in Section 4, the Project Area "A" Redevelopment Plan is also subject to the inclusionary housing requirements of 33413(b), pursuant to which, at least 30% of all new or substantially rehabilitated dwelling units developed by the Agency and at least 15% non-Agency developed dwelling units within the Project Area must be made available to persons and families of low or moderate income at affordable housing costs. Moreover, not less than 50% of the dwelling units developed by the Agency and 40% of the non-Agency developed units must also be made available and occupied by very low income households. Compliance with all inclusionary housing requirements, to the extent applicable, is contemplated by the Agency with respect to all housing developments as set forth in its Inclusionary Housing Compliance Plan for the Project Area.

### **Housing Production**

The Final EIR in 1988 for Amendment No. 6 for Project Area "A" indicates that there will be a decrease of 32 dwelling units over the life of the Redevelopment Plan. This would result in the removal of 11 units each 10 years. Since preparation of the Final EIR the City has concluded that it has an excess of commercial property and is using some of these properties for residential development as follows:

Developer	Type	Units	Pricing	Range
Sunset Homes	Single Family	8 units	\$145,000-\$165,000	Median
Emerald Village	Single Family	65 units	\$152,950-\$162,950	Median
Edgebrook	Single Family	18 units	\$150,000-\$160,000	Median
Curry Temple	Single Family	1 Unit	\$150,000-\$160,000	Median
Access Community	Single Family	2 units	\$155,000	Median
Le Francis	Single Family	7 units	\$150,000	Median
SELAC	Multi-Family	<u>23 units</u>	\$98,000-\$101,000	Low
Total		197 units		

The income levels for affordable housing in the City of Lynwood are the following price ranges for rent and sales:

	Rent	Sales Price
Very Low	\$641	\$82,509
Low	\$770	\$115,513
Median	\$1,283	\$165,019
Moderate	\$1,411	\$181,521

## **4.0 METHODS OF FINANCING THE PROJECT**

### **4.1 Project Costs**

The redevelopment program described in Amendment No. 6 and No. 7 outlines a set of activities to be implemented by the Agency over the life of the Redevelopment Program for the purpose of facilitating private reinvestment in the Project and eliminating physical and economic blighting influences, and increasing, improving and preserving the community's supply of low and moderate income housing. During the next first five years the Agency will continue these programs as funding from tax increment and other sources becomes available.

#### **Public Improvements**

The reconstruction, replacement or installation of public facilities and infrastructure in blighted areas of the Project is the goal of this implementation activity. The provision of improved public facilities and infrastructure can address the problem of a disproportionate lack of such improvements in the Project and provide a stimulus for new and rehabilitated residential, industrial and commercial development. Redevelopment opportunities propose the provision of capital for infrastructure improvements such as streetscape improvements (curbs, gutters and sidewalks), sewer improvements, water improvements, storm sewer improvements or street refurbishment to support future catalyst projects and other desired development activities.'

#### **Land Assembly, Clearance & Relocation**

Opportunities for land assembly, clearance, disposition, and development participation will continue to be implemented in the Project Area to eliminate unsafe and unhealthy buildings, eliminate land use conflicts and improve obsolete, under utilized or vacant properties. The elimination of land use conflicts can help facilitate compatibility of uses between adjacent or nearby properties. The redevelopment of obsolete, under utilized or vacant properties can help to address problems of building obsolescence, unsafe buildings and small parcels in multiple ownership. The program costs could include land acquisition, relocation, site clearance and related closing costs.

#### **Business Attraction, Retention & Expansion**

The inability of the Project to retain existing businesses and attract new businesses is reflected in the Project's commercial vacancies and lack of new development activity. Business attraction, retention and expansion activities will continue to be implemented in the Project Area. The program costs could include or the funding of small business revolving loan funds for such purposes as facade improvements and property rehabilitation.

#### **Low and Moderate Income Housing Program**

The Agency is required to deposit 20 percent of gross tax increment revenues allocated to the Agency into a Low and Moderate Income Housing Fund for the purposes of increasing, improving and preserving the community's supply of low and moderate income housing. Among the potential

activities that will continue to be implemented under this program, are home ownership stimulation and the construction, rehabilitation or conservation of new affordable housing units.

### **Administration**

The Agency's start up and ongoing administration of the redevelopment program includes staff salaries, services and supplies necessary for the operation and oversight of the Project Area.

### **4.2. Use of Financing Alternatives**

The City of Lynwood and the Lynwood Redevelopment Agency have considered the use of other alternative sources of financing and have determined that there are not enough resources to accomplish the removal of the blighting conditions within the Project Area using those resources. Financing, other than tax increment financing, considered includes the following:

**Assessment Districts.** This method of financing would be appropriate for the installation of needed public improvements. This method while appropriate for some projects in the City, was rejected because the assessments would have to be repaid primarily by low and moderate income property owners or marginal business owners. These low and moderate income residents need discretionary income for needed improvements to their properties and additional assessments would be a burden to these owners and reduce already very limited dollars for improvements. The assessments would be a significant burden to marginal businesses. The City wants to encourage economic development, not reduce it.

**Grants.** The State and Federal government are reducing grants to cities nationwide and statewide. The grants that are available are going to the types of programs that the Agency is proposing; there is just not enough help for blighted and lower income areas.

**Mortgage Revenue Bonds.** The ability to issue mortgage revenue bonds at lower rates of interest has been greatly reduced by the federal government. These programs were able to provide lower interest mortgage money for new developments, but this has been significantly reduced.

**Property Tax Rates.** With the passage of Proposition 13 the property tax rates have been limited to one percent of market value. The City no longer has the ability to levy increased property tax rates.

**Developer Fees.** The City could initiate developer fees to pay for needed project improvements. This method was rejected because 1) there is not much development in the Project Area and 2) what development there is the City does not want to jeopardize by making it economically infeasible to accomplish.



### 4.3 Financing Methods

The Plan Amendment is prepared with the intent of continuing to provide the Agency with the necessary legal authority and flexibility to implement the redevelopment of the Project. The Plan authorizes the Agency to finance the Project with financial assistance from any or all of the following sources: (1) City of Lynwood; (2) State of California; (3) federal government; (4) tax increment funds in accordance with provisions of the existing CRL; (5) Agency bonds; (6) interest income; (7) loans from private financial institutions; (8) lease or sale of Agency-owned property; (9) donations; and (10) any other legally available public or private sources.

Current provisions of the CRL provide authority to the Agency to create indebtedness, issue bonds, borrow funds or obtain advances in implementing and carrying out the specific intents of a Redevelopment Plan. The Agency is authorized to fund the principal and interest on the indebtedness, bond issues, borrowed funds or advances from tax increment revenue and any other funds available to the Agency. To the extent that it is able to do so, the City may also supply additional assistance through City loans or grants for various public facilities or other project costs.

Potential revenue sources to fund project costs, as assumed in the economic feasibility cash flow, include, but are not limited to, the following: (1) tax increment revenues; (2) proceeds from tax allocation bonds; (3) land sale proceeds, (4) interest earnings and (5) other sources.

#### Tax Increment Revenues

Tax increment revenues are based upon increases in the annual incremental assessed valuation of the Project which result from (1) transfers of property ownership or new construction activities and (2) annual inflationary increases (to a maximum of 2%) allowable under Proposition 13.

The financing limitations for the Redevelopment Plan established by prior Amendments are as follows:

	<u>Debt</u>	<u>Increment</u>
Original	July 10, 2013	July 10, 2023
First Amendment	December 27, 2013	December 27, 2023
Second Amendment	January 1, 2014	August 9, 2025
Fourth Amendment	January 1, 2014	June 1, 2026
Fifth Amendment	January 1, 2014	December 16, 2030
Sixth Amendment	July 19, 2018	July 19, 2038

#### Proceeds from Bonds

The Agency may pledge tax increment revenues to secure the principal and interest payments of tax allocation bonds issued to finance anticipated program costs. The issuance of tax-exempt bonds and the use of said proceeds are subject to federal tax restrictions.

### **Land Sale Proceeds**

For the Agency to accomplish the necessary land use and redevelopment objectives of the Plan, the assembly and subsequent disposition of certain properties may be required.

### **Interest Income**

The Agency may receive interest earnings generated from funds on deposit in the bond reserve funds, project operating funds and other special funds established for the Project Area.

### **Other Sources**

Other public agencies are potential revenue sources for assistance in funding redevelopment programs. When available, the Agency may use advances, grants, or loans from state, federal and local government agencies for plan implementation and to fund redevelopment activities and programs for the Project Area.

## **4.4 Proposed Method of Financing**

The anticipated costs to implement a program of revitalization in the Project will require significant participation from the Agency as it implements activities which promote and achieve the stated goals and objectives of the Plan. At the discretion of the Agency, other funding sources discussed above may also represent viable funding alternatives for economic feasibility of the Plan. Although the Agency may consider other funding sources permitted in the Plan, not all of the funding sources may be available or be feasible for the Agency to use in financing the anticipated costs and revenue shortfalls. In the event that neither the City nor the private market acting alone could fully bear the costs associated with revitalization of the Project, the implementation of a redevelopment program utilizing tax increment revenues must be considered as a viable financing tool.

## **5.0 METHOD OR PLAN FOR RELOCATION**

Section 33352(f) of the Community Redevelopment Law ("CRL") requires that the Agency's Report to the City Council contain a "Method or Plan" for "the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the project area, which shall include the provision required by Section 33341.1." This Section of the Report to Council has been prepared in compliance with Sections 33352, 33411 and 33411.1 of the Community Redevelopment Law. Appendix B to this Report contains the "Method or Plan for Relocation" for the Southeast Lynwood Revitalization Redevelopment Project.

This Method or Plan for Relocation is not intended to be a "Relocation Plan" within the meaning of Section 6038 of the "Relocation Assistance and Real Property Acquisition Guidelines" promulgated by the California Department of Housing and Community Development (California Code of Regulations, Division 1 of Title 25, commonly called the "State Guidelines"). As described below, a Section 6038 Relocation Plan is not prepared until the agency initiates negotiations for the acquisition of real property and prior to proceeding with any phase of a public improvement or facility project or other implementation activity that would result in any displacement other than an insignificant amount of nonresidential displacement.

### **5.1 Agency Displacement**

The Lynwood Redevelopment Agency anticipates that its programs of land assembly and upgrading and installation of public improvements and facilities needed within the Project Area will provide an incentive for existing owners and the private sector to develop or redevelop vacant, underutilized and blighted properties and to achieve the goals and objectives for the redevelopment of the Project Area. To the extent that the Agency acquires occupied property for land assembly or other purposes, or enters into agreements with existing owners, developers, or others under which occupants will be required to move, the Agency will cause or will be responsible for causing such displacement of occupants. The Agency is not responsible for any displacement which may occur as a result of private development activities not directly assisted by the Agency under a disposition and development, participation, or other such agreement.

### **5.2 Relocation in the Event of Agency Displacement**

Displacement of persons, families, businesses or tenants is anticipated under Agency programs and activities over the remaining life of the Redevelopment Plan. Should such displacement occur, the Agency will provide persons, families, business owners and tenants displaced by Agency activities with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law (State Government Code, Section 7260 et seq.), the State Guidelines adopted and promulgated pursuant thereto, the Federal Uniform Relocation and Real Property Acquisition Policies Act of 1970 (42 U.S.C. Section 4601 et. seq.), appropriate Federal Guidelines, and the provisions of the Redevelopment Plan.

The Agency will pay all relocation payments required by State and Federal law. The following portions of this method or Plan for Relocation outline the general relocation rules and

procedures which must be adhered to by the Agency in activities requiring the relocation of persons and businesses. Also identified below are the Agency determinations and assurances which must be made prior to undertaking relocation activities. The Agency's functions in providing relocation assistance and benefits are also summarized.

### **5.3 Rules and Regulations**

In connection with the preparation of a Relocation Plan adopted pursuant to Section 6038 of the State Guidelines, the Agency shall adopt rules and regulations that: (1) implement the requirements of California Relocation Assistance Law (Government Code, Chapter 16 of Division 7 of Title 1, commencing with Section 7260) (the "Act") ; (2) are in accordance with the provisions of the State Guidelines; (3) meet the requirements of the California Community Redevelopment Law and the provisions of the Redevelopment Plan; and (4) are appropriate to the particular activities of the Agency and not inconsistent with the Act or the State Guidelines.

#### **Agency Determinations and Assurances**

1. The Agency may not proceed with any phase of a project or other activity, which will result in the displacement of any person or business until it makes the following determinations:
  - a. Fair and reasonable relocation payments will be provided to eligible persons as required by State and Federal law, the State Guidelines, Federal Guidelines, and Agency rules and regulations adopted pursuant thereto.
  - b. A relocation assistance advisory program offering the services described in the State Guidelines will be established.
  - c. Eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in the State Guidelines.
  - d. Based upon recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing, and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size and cost for the eligible persons who require them.
  - e. Adequate provisions have been made to provide orderly, timely and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color, religion, sex, marital status, or national origin with minimum hardship to those affected.
  - f. A Relocation Plan meeting the requirements of State law and the State Guidelines has been prepared.
2. No person shall be displaced until the Agency has fulfilled the obligations imposed by state and Federal law, the California Community Redevelopment Law, the Redevelopment Plan, the State Guidelines and the Agency rules and regulations.



3. No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and an otherwise standard dwelling. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.
4. If any portion of the Project Area is developed with low or moderate income housing units, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by Agency activities. Such persons and families shall be given priority in renting or buying such housing; provided, however, that failure to give such priority shall not affect the validity of title to real property.
5. If insufficient suitable housing units are available in the community for low and moderate income persons and families to be displaced from the Project Area, the City Council shall assure that sufficient land is made available for suitable housing for rental or purchase by low and moderate income persons and families. If insufficient suitable housing units are available in the City of Lynwood for use by such persons and families of low and moderate income displaced by Agency activities within the Project Area, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation, or construction of housing units within the City.
6. Permanent housing facilities shall be made available within three years from the time occupants are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

#### **5.4 Relocation Assistance Advisory Program**

The Agency shall implement a relocation assistance advisory program, which satisfies the requirements of the State law and Article 2 of the State Guidelines and the Civil Rights Act. Such program shall be administered so as to provide advisory services which offer maximum assistance to minimize the hardship of displacement and to ensure that (a) all persons and families displaced from their dwellings are relocated into housing meeting the criteria for comparable replacement housing contained in the State Guidelines, and (b) all persons displaced from their places of business are assisted in reestablishing with a minimum of delay and loss of earnings. No eligible person shall be required to move from his/her dwelling unless adequate replacement dwelling is available to such person.

The following outlines the general functions of the Agency in providing relocation assistance advisory services. Nothing in this section is intended to permit the Agency to displace persons other than in a manner prescribed by law, the State Guidelines and the adopted Agency rules and regulations prescribing the Agency's relocation responsibilities.

## **5.5 Administrative Organization**

### **Responsible Entity**

The Redevelopment Agency of the City of Lynwood is responsible for providing relocation payments and assistance to site occupants (persons, families, business owners and tenants) displaced by the Agency from the Project Area, and the Agency will meet its relocation responsibilities through the use of its staff and consultants, supplemented by assistance from local Realtors and civic organizations.

### **Functions**

The Agency's staff and/or consultants will perform the following functions:

1. Prepare a Relocation Plan as soon as possible following the initiation of negotiations for acquisition of real property by the Agency and prior to proceeding with any phase of a public improvement or facility project or other implementation activity that will result in any displacement other than an insignificant amount of non-residential displacement. Such Relocation Plan shall conform to the requirements of the Section 6038 of the State Guidelines. The Agency shall interview all eligible persons, business concerns, including non-profit organizations, to obtain information upon which to plan for housing and other accommodations, as well as to provide counseling and assistance needs.
2. Provide such measures, facilities or services as needed in order to:
  - a. Fully inform persons eligible for a parcel of land as to the availability of relocation benefits and assistance and the eligibility requirements therefor, as well as the procedures for obtaining such benefits and assistance, in accordance with the requirements of Section 6046 of the State Guidelines.
  - b. Determine the extent of the need of each such eligible person for relocation assistance in accordance with the requirements of Section 6048 of the State and Federal Guidelines.
  - c. Assure eligible persons that within a reasonable period of time prior to displacement there will be available comparable replacement housing meeting the criteria described in Section 6008(c) of the State Guidelines, sufficient in number and kind for and available to such eligible persons.
  - d. Provide current and continuing information on the availability, prices and rentals of comparable sales and rental housing, and of comparable commercial properties and locations, and as to security deposits, closing costs, typical down payments, interest rates, and terms for residential property in the area.
  - e. Assist each eligible person to complete applications for payments and benefits.

- f. Assist each eligible, displaced person to obtain and move to a comparable replacement dwelling.
- g. Assist each eligible person displaced from his/her business in obtaining and becoming established in a suitable replacement location.
- h. Provide any services required, to insure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, marital status or other arbitrary circumstances.
- i. Supply to such eligible persons information concerning federal and state housing programs, disaster loan and other programs administered by the Small Business Administration, and other federal or state programs offering assistance to displaced persons.
- j. Provide other advisory assistance to eligible persons in order to minimize their hardships. As needed, such assistance may include counseling and referrals with regard to housing, financing, employment, training, health and welfare, as well as the assistance.
- k. Inform all persons who, are expected to be displaced about the eviction policies to be pursued in carrying out the Project, which policies shall be in accordance with the provisions of Section 6058 of the State Guidelines.
- l. Notify in writing each individual tenant and owner-occupancy to be displaced at least 90 days in advance prior to requiring a person to move from a dwelling or to move a business.
- m. Coordinate the Agency's relocation assistance program with the project work necessitating the displacement and with other planned or proposed activities of other public entities in the community or other nearby areas which may affect the implementation of its relocation assistance program.

### **Information Program**

The Agency shall establish and maintain an information program that provides for the following:

- a. Within 15 days following the initiation of negotiations and not less than 90 days in advance of displacement, except for those situations described in subsection 6042(e) of the State Guidelines, the Agency shall prepare and distribute informational materials (in the language most easily understood by the recipients) to persons eligible for Agency relocation benefits and assistance.
- b. Conducting personal interviews and maintaining personal contacts with occupants of the property to the maximum extent practicable.

- c. Utilizing meetings, newsletters and other mechanisms, including local media available to all persons, for keeping occupants of the property informed on a continuing basis.
- d. Providing each person written notification as soon as his/her eligibility status has been determined.
- e. Explaining to persons interviewed the purpose of relocation needs survey, the nature of relocation payments and assistance to be made available, and encouraging them to visit the relocation office for information and assistance.

#### **Relocation Record**

The Agency shall prepare and maintain an accurate relocation record for each person to be displaced as required by the State of California.

#### **Relocation Resources Survey**

The Agency shall conduct a survey of available relocation resources in accordance with Section 6052 of the state Guidelines.

#### **Relocation Payments**

The Agency shall make relocation payments to or on behalf of eligible displaced persons in accordance with and to the full extent permitted by State and Federal law, Article 3 of the State Guidelines and appropriate Federal Guidelines. The obligations for relocation payments are in addition to any acquisition payments made pursuant to the Agency's real property acquisition guidelines, which may be adopted at the time the Agency's relocation rules and regulations are adopted.

#### **Temporary Moves**

Temporary moves would be required only if adequate resources for permanent relocation sites are not available. Staff shall make every effort to assist the site occupant in obtaining permanent relocation resources prior to initiation of a temporary move, and then only after it is determined, that Agency activities in the Project Area will be seriously impeded if such move is not performed.

#### **Last Resort Housing**

The Agency shall follow State law and the criteria and procedures set forth in Article 4 of the State Guidelines for assuring that if the Agency action results, or will result in displacement, and comparable replacement housing will not be available as needed, the Agency shall use its funds or fund authorized for the Project to provide such housing.



### **Eviction Policy**

Eviction for cause is permissible only as a last resort and must conform to state and local law. If a person is evicted for cause on or after the effective date of a notice of displacement issued, displaced persons retain the right to the relocation payments and other assistance for which they may be eligible.

### **Grievance Procedures**

The Agency may adopt grievance procedures to implement the provisions of the State law and Article 5 of the State Guidelines. The purpose of the grievance procedures is to provide Agency requirements for processing appeals from Agency determinations as to the eligibility for, and the amount of a relocation payment, and for processing appeals from persons aggrieved by the Agency's failure to refer them to comparable permanent or adequate temporary replacement housing. Potential persons to be displaced will be informed by the Agency of their right to appeal regarding relocation payment claims or other decisions made affecting their relocation.

### **Relocation Appeals Board**

The Planning Commission of the City of Lynwood shall act as the Appeals Board. The Appeals Board shall, after a public hearing, transmit its findings and recommendations to the Agency.

## **6.0 ANALYSIS OF THE PRELIMINARY PLAN**

The Lynwood Redevelopment Agency is proposing Amendment No. 8 to the Redevelopment Plan for Project Area "A" (the plan as amended is referred to herein by the "Plan Amendment"). The proposed Plan Amendment is to extend to power of eminent domain under the provisions of the Redevelopment Plan for an additional 12 years.

The Preliminary Plan for those Amendments that expanded the Project Area described the boundaries of the Project Area and contained a general statement of the land uses. The Preliminary Plan also provided a layout of the principal streets, population densities, building intensities and the standards proposed as the basis for redevelopment. The Preliminary Plan also showed how the purposes of CRL would be attained, how the proposed redevelopment conforms to the General Plan and generally described the impact of the Project on the residents of the Project area and the surrounding neighborhood.

This analysis of the Preliminary Plan finds that it properly outlines a timely and appropriate strategy for needed redevelopment. It directly addresses each of the requirements of CRL and provides a proactive framework for responding to the demonstrated needs of the community.

## 7.0. REPORT AND RECOMMENDATIONS OF THE PLANNING COMMISSION

### 7.1 Introduction

This report is made with reference to the following Sections of Community Redevelopment Law ("CRL").

*33346. Before the redevelopment plan of each project area is submitted to the legislative body, it shall be submitted to the planning commission for its report and recommendation concerning the redevelopment plan and its conformity to the general plan adopted by the planning commission or the legislative body. The planning commission may recommend for or against the approval of the redevelopment plan.*

*33347. Within 30 days after a redevelopment plan is submitted to it for consideration, the planning commission shall make its report and recommendation to the agency. If the planning commission does not report upon the redevelopment plan within 30 days after its submission by the agency, the planning commission shall be deemed to have waived its report and recommendations concerning the plan and the agency may thereafter approve the plan without the report and recommendations of the planning commission*

Below is a summary of adopted plans and policies of the City that are applicable to the Project Area and their conformity with this Plan:

#### A. City General Plan

The City General Plan was adopted in 1990 and contains the broad scale plans and policies and the overall framework for planning of the Project Area.

#### B. Prior Redevelopment Plan and Amendments

The Redevelopment Plan for the Project Area "A" was adopted by the Lynwood City Council on July 10, 1973, by Ordinance No. 945. The Redevelopment Plan was subsequently amended by the City Council on December 27, 1973 by Ordinance No. 960, on August 19, 1975 by Ordinance No. 990, on June 1, 1976 by Ordinance No. 1000, on December 7, 1976 by Ordinance 1010, on December 16, 1980 by Ordinance No. 1111, on July 19, 1988 by Ordinance No. 1308 and on December 29, 1994 by Ordinance 1406. The Project Area was originally comprised of approximately twenty (20) acres within the City of Lynwood and now totals 734 acres as depicted on the Project Area Map. The Redevelopment Plan has a thirty one (31) year duration and contains various land uses including residential, commercial, industrial and public/quasi public. The Redevelopment Plan also provides for the orderly development of new affordable housing for low and moderate income families, employment opportunities, and increased community access to business and retail services.

## **7.2 Permitted Uses**

The Plan permits the following uses in the Project Area:

### **A. Redevelopment Plan Land Use Map**

The permitted land uses in the Project area are those uses that are permitted in the City General Plan for all land, public, semi-public and private. Permitted private land uses within the Plan Area are those land uses and other uses as shall be illustrated from time to time in the General Plan of the City. Specific permitted uses within the Plan Area are those that are permitted, or conditionally permitted, by the Zoning Ordinance contained in the Lynwood Municipal Code when the Zoning Ordinance conforms to the General Plan.

### **B. Designated Land Uses**

#### **1. Residential**

The uses permitted in the Redevelopment Plan for residential uses shall be used for the permitted residential, and public uses set forth and described in the General Plan and Lynwood Zoning Ordinance, as may be amended from time to time.

#### **2. Commercial Uses**

The uses permitted in the Redevelopment Plan for commercial uses shall be used for the commercial uses set forth and described in the General Plan and the Lynwood Zoning Ordinance, as may be amended from time to time.

#### **3. Industrial Uses**

The uses permitted in the Redevelopment Plan for industrial uses shall be used for the industrial uses set forth and described in the General Plan and Lynwood Zoning Ordinance, as may be amended from time to time.

#### **4. Public Uses**

The uses permitted in the Redevelopment Plan for public uses shall be used for the permitted public uses, including, but not limited to, government facilities, park, open space and parking uses, set forth and described in the General Plan and Lynwood Zoning Ordinance, as may be amended from time to time.

#### **5. Other Public, Semi-Public, Institutional, and Nonprofit Uses**

In any area shown on the Redevelopment Plan, the Agency is authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses, including, park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of



other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved and as permitted under the Land Use Element of the General Plan, as may be amended from time to time. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

#### **6. Non-conforming Uses**

The Agency may permit an existing use to remain in an existing building in good condition which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of the Plan, where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

#### **7.3 Conclusion**

The proposed Project Area is still in need of, and suitable for redevelopment pursuant to the CRL. The physical blighting conditions as defined in CRL Section 33031(a) that were found to be significant in the Project Area include:

A significant portion of the building stock in the Project Area contains structures that are considered unsafe or unhealthy for human occupancy due to excessive deterioration. A significant portion of the residential stock is considered defective in design due primarily to shifting uses and age and obsolescence.

The building stock suffers from age and obsolescence; parking deficiencies are numerous; poor access to many sites prevents efficient vehicle access; infrastructure is deteriorating or missing; signs and fencing are deficient; open storage and exposed equipment is excessive; and graffiti, litter and debris are prevalent.

The Project Area contains many residential units immediately adjacent to heavy industrial uses; incompatibilities and conflicts result from the proximity of these land uses. Commercial and industrial development and expansion is limited.

Economic conditions as defined in CRL Section 33031(b) that were found to be significant in the Project Area and each of its noncontiguous subareas can be summarized as follows:

Property sales prices for vacant land in the Project Area are lower compared to other commercial and industrial areas of the City.

Residential overcrowding rates (number of persons per room) as obtained from the US Census shows considerably greater overcrowding in the Project Area and vicinity compared to the City as a whole.

Crime rates in the Project Area are generally higher than those of the City as a whole.

The proposed redevelopment of the area within the boundaries of the Project (the "Project Area") as described in this Plan conforms to the General Plan for the City of Lynwood (the "General Plan"), adopted by the City Council of the City of Lynwood (the "City Council"), in August, 1990

#### **7.4 Recommendation**

The Planning Commission of the City of Lynwood in accordance with Sections 33346 and 33347 of the CRL determines that the proposed Plan, the proposed land uses and the proposed projects and programs, including the public projects are in conformance with the Lynwood General Plan and recommends approval of the Plan by the Agency.

The Resolution of the Planning Commission is attached as Appendix A.

## **8.0 REPORT REQUIRED BY SECTION 65402**

### **8.1 Introduction**

Section 65402 of the Government Code requires the following:

*65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.*

*If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.*

*(b) A county shall not ...*

*(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.*

*Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.*

### **8.2 Development by the Agency**

To the extent now or hereafter permitted by law, the Agency under the Plan, is authorized to pay for, develop, or construct any publicly-owned building, facility, structure, or other improvement

either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the buildings, facilities, structures, and other improvements and may acquire or pay for the land required therefor.

In addition to the public improvements authorized under the Plan, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over- and underpasses; (2) sewers; (3) natural gas, electrical and telephone distribution systems; (4) water distribution systems; (5) parks, plazas, and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas; and (9) street improvements.

As illustrated on the Redevelopment Plan Map, the major public Rights-of-Way within the Project Area include existing and proposed freeways, arterial and collector streets and railroad rights-of-way, as set forth and described in the General Plan, as may be amended from time to time.

Additional public streets, alleys, easements and railroad rights-of-way may be created in the Project Area as needed for proper development. Existing streets, alleys, and easements may be abandoned, closed, or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior layout of public rights-of-way with respect to the Project Area shall be in accordance with the General Plan, the objectives of the Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, railway access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular and railway access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic and railway access, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

### **8.3 Project Improvements**

The Agency proposes to make selected public improvements as follows:

- Street system improvements, including, but not limited to, curbs, gutters, sidewalks, paving, landscaping and irrigation systems, turning lanes, median islands, parking spaces, and street widening and extensions associated with plan implementation.
- Sewer system improvements, including, but not limited to, sewer mains, service lines, manholes, and related temporary pavement and pavement restoration work as required with plan implementation.
- Water system improvements, including, but not limited to, water wells, fire hydrants, water and service lines, water mains, and bore and jack casings, wet ties, and related pavement restoration work as required with plan implementation.
- Storm drainage system improvements, including, but not limited to, outfalls and inlets, manholes, pipes, bore pipes, and related temporary pavement and pavement restoration as required with plan implementation.
- Traffic signal and safety lighting system improvements associated with plan implementation.
- Utility systems installations, relocations and/or undergrounding, including, but not limited to, telephone, electrical, gas, cable TV, fiber optics, etc., improvements.
- Public parking lots and structures improvements as necessary to support plan implementation.
- Railroad route and crossing safety improvements, including, but not limited to, closure, re-routing, or extension of spur lines.
- Streetscape improvements of major streets and entryway improvements at selected locations along designated major streets and/or freeways.
- Building improvements, including, but not limited to, general service and/or administration offices for the United States Government, the State of California, the County of Lynwood, or other regional and local agencies, including the City of Lynwood.

These public improvements will not displace any low or moderate income persons.



#### **8.4 Recommendation**

The Planning Commission of the City of Lynwood in accordance with Section 65402 of the Government Code determines that the proposed Plan, the proposed land uses and the proposed projects and programs, including the public projects are in conformance with the Lynwood General Plan and recommends approval of the Plan by the Agency.

The Resolution of the Planning Commission is attached as Appendix A.

## **9.0 PROJECT AREA COMMITTEE**

### **Section 33387 (PAC)**

A Project Area Committee (PAC) was formed pursuant to Section 33387. A summary of their meetings and their resolution regarding the proposed Amendment No. 8 are attached as Appendix B. The Agency also consulted with, and obtained the advice of, residents and community organizations pursuant to CRL Section 33385 (f) and 33386 during community meetings. Copies of the Redevelopment Plan Amendment No. 8 and other supporting documents were made available at the meetings. A summary of the meetings is included in Appendix B.

## **10.0 ENVIRONMENTAL DOCUMENTATION**

The Initial Study and the draft Negative Declaration are be attached as Appendix C.

## **11.0 AGENCY RESPONSES**

The Report of the County Fiscal Officer and responses from other agencies are attached as Appendix D.

## **12.0 NEIGHBORHOOD IMPACT REPORT**

### **12.1 Impact of Project Upon Residents of the Project Area**

At certain locations in the Project Area are residential units/uses that are either non-conforming with the parcel's zoning or do not conform to the General Plan designation. As a consequence, planned non-residential development of the parcel may result in residents being displaced when the Agency or a developer purchases the residential use in a negotiated purchase. Redevelopment activities such as land acquisition and site assembly may also cause the displacement of residents. However, State law and Agency procedures require just compensation including relocation assistance for said displacements. Redevelopment law also requires replacement on a one-for-one basis of any low- and moderate income housing unit removed or destroyed by the Agency. The Redevelopment Agency is required to provide that a minimum of 20-percent of tax increment funds be aside for low and moderate housing projects. The Redevelopment Plan Amendment No. 8 continues the previously approved low- and moderate-income program aimed at stabilizing and increasing the supply of affordable housing.

Housing quality ranges from good to poor. The majority of the units show signs of deferred maintenance. In several locations in the community, spot industrial and commercial uses have intruded into the residential areas causing land use conflicts and further depressing property values and neighborhood quality.

The Redevelopment Plan also includes a housing program for low and moderated housing using the 20-percent set-aside of the tax increment. This program would assist in the rehabilitation of existing housing and provision of new housing, including the infill of parcels. The housing programs of the Redevelopment Plan are administered by the Community Development Department of the City of Lynwood. The location of any new housing would be in accordance with the Land Use Element of the General Plan.

Residential uses that are non-conforming with the General Plan are likely to be dislocated by planned nonresidential development. However, this would be consistent with the Objectives of the General Plan that calls for the phase out of non-conforming residential uses in industrial areas. In the areas designated as residential there are residential units that are in need of substantial repair but are still occupied. Their negotiated purchase, demolition/removal would displace residents.

State law requires that relocation assistance be provided to households displaced by public projects. Redevelopment law requires that any low and moderate income housing units that are removed be replaced on a one-for-one basis. The California Administrative Code requires that a relocation plan be prepared that summarizes the relocation needs of those displaced and identifies relocation and replacement housing resources, which will be available.

A primary concern of the relocation plans is that no household be displaced without a comparable replacement dwelling being available to each household required to relocate.

These relocation plans will be reviewed by the California Department of Housing and Community Development.

The provision of new housing would result in population gains. The amount of the increase that a particular area may experience is not known, as it would depend on location and the number of units constructed.

## **12.2 Relocation**

The Redevelopment Project, anticipates that its programs of land assembly and upgrading and installation of public improvements and facilities needed within the Project Area, will provide an incentive for existing owners and the private sector to develop or redevelop vacant, underutilized and blighted properties and to achieve the goals and objectives for the redevelopment of the Project Area. To the extent that the Agency acquires occupied property for land assembly or other purposes, or enters into agreements with existing owners, developers, or others under which occupants will be required to move, the Agency will displace occupants and be responsible for relocation. The Agency will not cause and will not be responsible for relocating any occupants that are displaced as a result of private development activities not directly assisted by the Agency under a disposition and development, participation, or other such agreement.

Displacement of persons, families, businesses or tenants is anticipated under Agency programs and activities over the remaining life of the Redevelopment Plan. Should such displacement occur, the Agency will provide persons, families, business owners and tenants displaced by Agency activities with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law (State Government Code, Section 7260 et seq.), the Guidelines adopted and promulgated pursuant thereto, the Federal Uniform Relocation and Real Property Acquisition Policies Act of 1970 (42 U.S.C. Section 4601 et. seq.), appropriate Federal Guidelines, and the provisions of the Redevelopment Plan for Redevelopment Project "A".

## **12.3 Traffic Circulation**

The Initial Study has determined that the levels of traffic from implementation of the Redevelopment Plan will not have a major significant impact on neighborhoods that can not be adequately mitigated.

The major streets in the Project Area are served by fixed route bus service provided by the City of Lynwood and Metro. These routes also provide service and connections to other areas in the Los Angeles/Orange County Area.

The Alameda Corridor project is being constructed within the Project Area. This project which goes from the Port of Los Angeles/Long Beach is currently being constructed in the vicinity of the Century I-105 Freeway.

Development in the Project Area would result in the following construction related effects to circulation. Temporary closure of roads and intersections to through traffic, temporary closure of driveways and access to parcels, and traffic detours and delays. These effects would cause local congestion and confusion. However, the effects would be temporary and would end after completion of the road improvement or the installation of infrastructure such as sewer, water, or power.

The proposed public improvements in the Redevelopment Plan includes circulation improvements such as turning pockets, intersection improvements, and the construction of curb, gutter, and sidewalks in the Project Area. These improvements would increase public safety and enhance the carrying capacities of the street network. These would be beneficial effects.

Projects are required to mitigate traffic effects that they generate. Project specific traffic analysis will determine the precise nature of any necessary improvements. The Redevelopment Agency may choose to fund none, some, or all of the improvements that would be needed.

#### **12.4 Environmental Quality**

Environmental quality within the Project Area is discussed in these sections of the Report to Council and is further discussed in detail in the Initial Study and will be presented to the City Council prior to the Public Hearing.

#### **12.5 Availability of Community Facilities and Services**

Redevelopment activities would foster additional development in the Project Area consistent with the General Plan. This would generate an incremental increase in the need for fire and police services. However, effects related to the City's fire protection services would be less than significant as projects are required to adhere to City's fire regulations and with the General Plan. The planned level of equipment and manpower and number of fire stations is adequate to accommodate development in accordance with the General Plan. The City's police services are adequate to accommodate development in the Project Area in accordance with the General Plan. Development would also incrementally increase the demand for emergency services. Redevelopment projects that include road reconstruction, and other improvements that would decrease the need for continual and incremental repairs. This would be a beneficial effect of the Project.

#### **12.6 Effect on School Population and Quality of Education**

The Lynwood School Districts provides educational services in the Project Area. Effects related to the quality of education and schools would be considered to be potentially significant if the project affected a school's learning environment (such as through noise or vibration, or access and safety), or would cause overcrowding or would aggravate existing overcrowding at schools due to the number of school age children that would be generated.

The Lynwood Unified School District has enacted developer's fees to offset the effects residential and non-residential development projects may have related to school facilities. The



proposed redevelopment actions may have a fiscal effect on the school districts. However, in recognition of the fiscal effects this may have on school districts, state redevelopment law requires that the Redevelopment Agency make mandatory payments to the affected taxing entities, including schools. The amount of the payments are established by California Redevelopment Law. Any loss of revenue to the school district as a result of the redevelopment activities would be "back filled" by the State.

The proposed housing program of the Redevelopment Plan will continue to result in the construction of new housing units. Residential projects may increase the number of school aged children that need to be served. However, the location of any residential projects would be in accordance with the General Plan.

## **12.7 Property Assessments and Taxes**

The proposed redevelopment activities may have a financial impact on entities receiving property taxes from the Project Area. A change in tax revenues available to a taxing entity has the potential to affect the level of services provided by that entity.

The financial effect to these entities would vary depending on several factors including the present amount of tax revenue allocated to the taxing entity from the Project Area versus the tax revenue that would be allocated if the proposed redevelopment actions are implemented; the relationship of that change in tax revenue with respect to the budget of that entity; and the ability of the entity to recover any change in tax revenue through other means.

The amount of property tax revenue allocated to a taxing entity in a redevelopment project area (so-called pass through) is established by State redevelopment law. In gross overview, the adoption of a redevelopment project area establishes what is commonly called the "frozen" tax base. Thereafter, each taxing entity continues to receive the property tax revenue being received as of the date the Redevelopment Project's adoption, plus up to an additional two percent per year. The increase or increment of revenue after a Redevelopment Project is established is divided in accordance with a formula in redevelopment law. First, 20-percent of this increment is set aside for low and moderate income housing purposes. Then using a formula in the law, a portion of the remaining increase is then passed through to the taxing entities to offset the fiscal impact of the redevelopment project. The portion ranges from 25 percent of the remaining increment for the first ten years of project life to 53 percent for the last ten years.

## **12.8 Neighborhood Impact Report**

### **Low-Mod Housing Expected to be Destroyed or Removed**

Approximately two hundred low and moderate income housing units are currently expected to be destroyed or removed. This represents a population of approximately seven hundred persons. Approximately 200 new units are expected to be constructed. This number of units is

expected to increase significantly as result of the new General Plan Land Use Element which will be completed in 2001.

#### **Number of Low-Mod Families Expected to be Displaced**

Approximately two hundred low and moderate income families are currently expected to be displaced. This

#### **General Location of Housing to be Rehabilitated, Developed, or Constructed**

Housing activities would be concentrated within the Project Area and in residential neighborhoods near the Project Area.

#### **Number of Low-Mod Dwellings Planned for Construction or Rehabilitation Other Than Replacement Housing**

Among the potential programs that could be implemented under this program, are home ownership stimulation and the construction, rehabilitation or conservation of new affordable housing units. It is anticipated that over the remaining life of the Plan that up to 100 low and moderate income homes will be rehabilitated and that up to 75-100 additional low and moderate income homes will be constructed by funds from the 20 percent fund.

#### **Projected Means of Financing Proposed Low-Mod Dwelling Units**

The Agency is required to deposit 20 percent of gross tax increment revenues allocated to the Agency into a Low and Moderate Income Housing Fund for the purposes of increasing, improving and preserving the community's supply of low and moderate income housing. Approximately \$270,000 per year is deposited in this fund.

Other public agencies are potential revenue sources for assistance in funding redevelopment programs. When available, the Agency may use advances, grants, or loans from state, federal and local government agencies for plan implementation and to fund redevelopment activities and programs for the Project Area.

The Agency's plan is to spend approximately \$1,000,000 over the next 5 years to assist in new construction of up to 40 affordable housing units in the Project Area, which will be restricted to low and moderate income families.

The Agency plans to spend approximately \$360,000 over the next 5 year period to assist in the substantial rehabilitation of approximately one hundred (70) units of housing that will be restricted to low and moderate income families.

### **Projected Timetable For Meeting Plan's Relocation, Rehabilitation, and Replacement Housing Objectives**

Rehabilitation will continue until the end of the Plan. Any housing removed from the low and moderate income housing market will be replaced in accordance with the Redevelopment Plan and State law which requires that the removed low and moderate income housing be replaced within four years.

### **13.0 STATE BOARD, COUNTY AND TAXING ENTITY COMMENTS**

The Lynwood Redevelopment Agency transmitted the proposed Amendment No. 8 to the State Board of Equalization, the Auditor and Controller, the County Assessor and the Taxing Entities. Their comments are included in Appendix H.

#### **13.1 Summary of Consultation With Taxing Entities**

The consultations with the taxing entities will be attached as Appendix D prior to the Public Hearing.

#### **13.2 Taxing Entities Written Objections / Concerns**

The written objections and concerns of the taxing entities will be included in Appendix D prior to the Public Hearing.

#### **13.3 Response To Concerns**

The response to written objections and concerns to the taxing entities will be included in Appendix D prior to the Public Hearing.

#### **13.4 Additional Information**

There is no additional information at this time. If additional information becomes available it will be included in Appendix D prior to the Public Hearing.

## **APPENDIX A**

### **Resolution and Report of the Planning Commission**



**PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
LYNWOOD MAKING ITS REPORT AND RECOMMENDATION CONCERNING  
THE REDEVELOPMENT PLAN AMENDMENT NO. 8 FOR PROJECT AREA  
"A" AND RECOMMENDING FOR APPROVAL OF THE REDEVELOPMENT  
PLAN AMENDMENT**

WHEREAS, the Redevelopment Agency of the City of Lynwood (the "Agency") has prepared and completed a proposed Redevelopment Plan Amendment No. 8 for Project Area "A"; and

WHEREAS, before the Redevelopment Plan Amendment is submitted to the City Council, it shall be submitted to the Planning Commission for its Report and Recommendation concerning the Redevelopment Plan Amendment and its conformity to the Lynwood General Plan adopted by the Planning Commission or the City Council; and

WHEREAS, the Planning Commission may recommend for or against the approval of the Redevelopment Plan Amendment ; and

WHEREAS, within 30 days after the Redevelopment Plan Amendment is submitted to it for consideration, the Planning Commission shall make its Report and Recommendation to the Lynwood Redevelopment Agency

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LYNWOOD DOES HEREBY RESOLVE THAT:

SECTION 1. The Planning Commission has made its Report on the Redevelopment Plan, which is attached hereto as Attachment A.

SECTION 2. The Planning Commission recommends for the approval of Redevelopment Plan Amendment No. 8 for Project Area "A".

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2000, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Chairman

## SECRETARIES CERTIFICATION

STATE OF CALIFORNIA     )  
COUNTY OF LOS ANGELES   )  
CITY OF LYNWOOD         )     ss.

I, \_\_\_\_\_ Secretary of the Planning Commission of the City of Lynwood, certify that the foregoing resolution was adopted by the Planning Commission of the City of Lynwood, California, at a public hearing held on the \_\_\_\_ day of \_\_\_\_\_, 2000, and that the same was passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Planning Commission, this \_\_\_\_ day of \_\_\_\_\_, 2000.

\_\_\_\_\_  
Secretary

By:

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE

By:

## **1.0. REPORT AND RECOMMENDATIONS OF THE PLANNING COMMISSION**

### **1.1 Introduction**

This report is made with reference to the following Sections of Community Redevelopment Law ("CRL").

*33346. Before the redevelopment plan of each project area is submitted to the legislative body, it shall be submitted to the planning commission for its report and recommendation concerning the redevelopment plan and its conformity to the general plan adopted by the planning commission or the legislative body. The planning commission may recommend for or against the approval of the redevelopment plan.*

*33347. Within 30 days after a redevelopment plan is submitted to it for consideration, the planning commission shall make its report and recommendation to the agency. If the planning commission does not report upon the redevelopment plan within 30 days after its submission by the agency, the planning commission shall be deemed to have waived its report and recommendations concerning the plan and the agency may thereafter approve the plan without the report and recommendations of the planning commission*

Below is a summary of adopted plans and policies of the City that are applicable to the Project Area and their conformity with this Plan:

#### **A. City General Plan**

The City General Plan was adopted in 1990 and contains the broad scale plans and policies and the overall framework for planning of the Project Area.

#### **C. Prior Redevelopment Plan and Amendments**

The Redevelopment Plan for the Project Area "A" was adopted by the Lynwood City Council on July 10, 1973, by Ordinance No. 945. The Redevelopment Plan was subsequently amended by the City Council on December 27, 1973 by Ordinance No. 960, on August 19, 1975 by Ordinance No. 990, on June 1, 1976 by Ordinance No. 1000, on December 7, 1976 by Ordinance 1010, on December 16, 1980 by Ordinance No. 1111, on July 19, 1988 by Ordinance No. 1308 and on December 29, 1994 by Ordinance 1406. The Project Area was originally comprised of approximately twenty (20) acres within the City of Lynwood and now totals 734 acres as depicted on the Project Area Map. The Redevelopment Plan has a thirty one (31) year duration and contains various land uses including residential, commercial, industrial and public/quasi public. The Redevelopment Plan also provides for the orderly development of new affordable housing for low and moderate income families, employment opportunities, and increased community access to business and retail services.

## **1.2 Permitted Uses**

The Plan permits the following uses in the Project Area:

### **B. Redevelopment Plan Land Use Map**

The permitted land uses in the Project area are those uses that are permitted in the City General Plan for all land, public, semi-public and private. Permitted private land uses within the Plan Area are those land uses and other uses as shall be illustrated from time to time in the General Plan of the City. Specific permitted uses within the Plan Area are those that are permitted, or conditionally permitted, by the Zoning Ordinance contained in the Lynwood Municipal Code when the Zoning Ordinance conforms to the General Plan.

### **B. Designated Land Uses**

#### **1. Residential**

The uses permitted in the Redevelopment Plan for residential uses shall be used for the permitted residential, and public uses set forth and described in the General Plan and Lynwood Zoning Ordinance, as may be amended from time to time.

#### **2. Commercial Uses**

The uses permitted in the Redevelopment Plan for commercial uses shall be used for the commercial uses set forth and described in the General Plan and the Lynwood Zoning Ordinance, as may be amended from time to time.

#### **3. Industrial Uses**

The uses permitted in the Redevelopment Plan for industrial uses shall be used for the industrial uses set forth and described in the General Plan and Lynwood Zoning Ordinance, as may be amended from time to time.

#### **4. Public Uses**

The uses permitted in the Redevelopment Plan for public uses shall be used for the permitted public uses, including, but not limited to, government facilities, park, open space and parking uses, set forth and described in the General Plan and Lynwood Zoning Ordinance, as may be amended from time to time.

#### **5. Other Public, Semi-Public, Institutional, and Nonprofit Uses**

In any area shown on the Redevelopment Plan, the Agency is authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses, including, park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved and as

permitted under the Land Use Element of the General Plan, as may be amended from time to time. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

#### **6. Non-conforming Uses**

The Agency may permit an existing use to remain in an existing building in good condition which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of the Plan, where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

#### **1.3 Conclusion**

The proposed Project Area is still in need of, and suitable for redevelopment pursuant to the CRL. The physical blighting conditions as defined in CRL Section 33031(a) that were found to be significant in the Project Area include:

A significant portion of the building stock in the Project Area contains structures that are considered unsafe or unhealthy for human occupancy due to excessive deterioration. A significant portion of the residential stock is considered defective in design due primarily to shifting uses and age and obsolescence.

The building stock suffers from age and obsolescence; parking deficiencies are numerous; poor access to many sites prevents efficient vehicle access; infrastructure is deteriorating or missing; signs and fencing are deficient; open storage and exposed equipment is excessive; and graffiti, litter and debris are prevalent.

The Project Area contains many residential units immediately adjacent to heavy industrial uses; incompatibilities and conflicts result from the proximity of these land uses. Commercial and industrial development and expansion is limited.

Economic conditions as defined in CRL Section 33031(b) that were found to be significant in the Project Area and each of its noncontiguous subareas can be summarized as follows:

Property sales prices for vacant land in the Project Area are lower compared to other commercial and industrial areas of the City.

Residential overcrowding rates (number of persons per room) as obtained from the US Census shows considerably greater overcrowding in the Project Area and vicinity compared to the City as a whole.



Crime rates in the Project Area are generally higher than those of the City as a whole. - -

The proposed redevelopment of the area within the boundaries of the Project (the "Project Area") as described in this Plan conforms to the General Plan for the City of Lynwood (the "General Plan"), adopted by the City Council of the City of Lynwood (the "City Council"), in August, 1990

#### **1.4 Recommendation**

The Planning Commission of the City of Lynwood in accordance with Sections 33346 and 33347 of the CRL determines that the proposed Plan, the proposed land uses and the proposed projects and programs, including the public projects are in conformance with the Lynwood General Plan and recommends approval of the Plan by the Agency.

## **2.0 REPORT REQUIRED BY SECTION 65402**

### **2.1 Introduction**

Section 65402 of the Government Code requires the following:

**65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.**

**If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.**

**(b) A county shall not ...**

**(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.**

**Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.**

### **2.2 Development by the Agency**

**To the extent now or hereafter permitted by law, the Agency under the Plan, is authorized to pay for, develop, or construct any publicly-owned building, facility, structure, or other improvement either within or without the Project Area, for itself or for any public body or entity, which**

buildings, facilities, structures, or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the buildings, facilities, structures, and other improvements and may acquire or pay for the land required therefor.

In addition to the public improvements authorized under the Plan, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over- and underpasses; (2) sewers; (3) natural gas, electrical and telephone distribution systems; (4) water distribution systems; (5) parks, plazas, and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas; and (9) street improvements.

As illustrated on the Redevelopment Plan Map, the major public Rights-of-Way within the Project Area include existing and proposed freeways, arterial and collector streets and railroad rights-of-way, as set forth and described in the General Plan, as may be amended from time to time.

Additional public streets, alleys, easements and railroad rights-of-way may be created in the Project Area as needed for proper development. Existing streets, alleys, and easements may be abandoned, closed, or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior layout of public rights-of-way with respect to the Project Area shall be in accordance with the General Plan, the objectives of the Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, railway access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular and railway access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic and railway access, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

## **2.3 Project Improvements**

The Agency proposes to make selected public improvements as follows:

- Street system improvements, including, but not limited to, curbs, gutters, sidewalks, paving, landscaping and irrigation systems, turning lanes, median islands, parking spaces, and street widening and extensions associated with plan implementation.
- Sewer system improvements, including, but not limited to, sewer mains, service lines, manholes, and related temporary pavement and pavement restoration work as required with plan implementation.
- Water system improvements, including, but not limited to, water wells, fire hydrants, water and service lines, water mains, and bore and jack casings, wet ties, and related pavement restoration work as required with plan implementation.
- Storm drainage system improvements, including, but not limited to, outfalls and inlets, manholes, pipes, bore pipes, and related temporary pavement and pavement restoration as required with plan implementation.
- Traffic signal and safety lighting system improvements associated with plan implementation.
- Utility systems installations, relocations and/or undergrounding, including, but not limited to, telephone, electrical, gas, cable TV, fiberoptics, etc., improvements.
- Public parking lots and structures improvements as necessary to support plan implementation.
- Railroad route and crossing safety improvements, including, but not limited to, closure, re-routing, or extension of spur lines.
- Streetscape improvements of major streets and entryway improvements at selected locations along designated major streets and/or freeways.
- Building improvements, including, but not limited to, general service and/or administration offices for the United States Government, the State of California, the County of Lynwood, or other regional and local agencies, including the City of Lynwood.

These public improvements will not displace any low or moderate income persons.

#### **2.4 Recommendation**

The Planning Commission of the City of Lynwood in accordance with Section 65402 of the Government Code determines that the proposed Plan, the proposed land uses and the proposed projects and programs, including the public projects are in conformance with the Lynwood General Plan and recommends approval of the Plan by the Agency.

## **APPENDIX B**

### **Project Area Committee(PAC)**

#### **Summary of Meetings and Resolution**



**APPENDIX C**

**Environmental Documentation**

**Initial Study and Draft Negative Declaration**

## **CITY OF LYNWOOD**

### **ENVIRONMENTAL CHECKLIST FORM (TO BE COMPLETED BY LEAD AGENCY)**

#### **1. BACKGROUND**

- 1. Applicant:** Lynwood Redevelopment Agency  
11330 Bullis Road  
Lynwood, California 90262  
TEL: (310) 603-0220
- 2. Agent:** Gary Chicots  
Lynwood Redevelopment Agency  
11330 Bullis Road  
Lynwood, California 90262  
TEL: (310) 603-0220
- 3. Date Checklist Submitted:** August 4, 2000
- 4. Agency Requiring Checklist:** City of Lynwood

**Proposal:** The proposed project is to amend (Amendment No. 8) the Redevelopment Plan for Project Area A to extend the eminent domain provisions for an additional 12 years. The existing language in the Redevelopment Plan that will be extended is as follows:

#### **Section 403.1 Eminent Domain**

No eminent domain proceedings to acquire property within the Original Project Area and Project Area Expansion shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Amended Redevelopment Plan. Such time limitation may be extended only by additional amendment of this Redevelopment Plan.

The Redevelopment Plan for the Project Area "A" was adopted by the Lynwood City Council on July 10, 1973, by Ordinance No. 945. The Redevelopment Plan was subsequently amended by the City Council on December 27, 1973 by Ordinance No. 960, on August 19, 1975 by Ordinance No. 990, on June 1, 1976 by Ordinance No. 1000, on December 7, 1976 by Ordinance 1010, on December 16, 1980 by Ordinance No. 1111, on July 19, 1988 by Ordinance No. 1308 and on December 29, 1994 by Ordinance 1406. The Project Area was originally comprised of approximately twenty (20) acres (now the Marketplace and Towne Center Area) within the City of Lynwood and now totals 564 acres as depicted on the Project Area Map (Figure 1). The Redevelopment Plan has a forty five year duration with thirty three (33) years remaining and contains various land uses including residential, commercial, industrial and public/quasi public. The Redevelopment Plan also provides for the orderly development of new affordable housing for low and moderate income families, employment opportunities, and increased community access to business and retail services.

The projects permitted under the Redevelopment Plan for Project Area "A" are the expanded Marketplace (36.5 acres) and the uses that were proposed in Amendment No. 6. The Expanded Marketplace development has been analyzed under an Initial Study dated June 1, 2000 and the land uses of Amendment No. 6 were considered in the Final Environmental Impact Report (SCH 87123014) in June 1988.

The land uses considered in prior environmental documents are as follows:

Marketplace/Towne Center	165,214 SF new commercial development
Amendment No. 6	-32 residential units
	243,000 SF new commercial development
	144,000 SF new industrial development

Since preparation of the Final EIR the City has concluded that it has an excess of commercial property and has used some of these properties over the last 10 years for residential development as follows:

Developer	Type	Units	Pricing	Range
Sunset Homes	Single Family	8 units	\$145,000-\$165,000	Median
Emerald Village	Single Family	65 units	\$152,950-\$162,950	Median
Edgebrook	Single Family	18 units	\$150,000-\$160,000	Median
Curry Temple	Single Family	1 Unit	\$150,000-\$160,000	Median
Access Community	Single Family	2 units	\$155,000	Median
Le Francis	Single Family	7 units	\$150,000	Median
SELAC	Multi-Family	23 units	\$98,000-\$101,000	Low
Total		197 units		

The environmental impacts from residential development are expected to be generally overall the same as for commercial development. Residential units may use more water and generate more wastewater, but have significantly less traffic than commercial uses. The equivalent analysis in this Initial Study is 200 new additional residential units and 300,000 square feet of commercial and industrial development.

This Initial Study will be used by the following pursuant to redevelopment law:

- Project Area Committee
- Planning Commission
- Lynwood Redevelopment Agency
- City Council
- All City Departments who must approve activities undertaken under this Plan Amendment
- All other public agencies who must approve activities undertaken pursuant to this Plan Amendment

This Initial Study will be used in the adoption and approval of the following Project implementation activities:

- Adoption of this Plan amendment
- Approval of DDA's and OPA's
- Approval of Public Improvement Projects

**Approval of all Permits and other approvals necessary for implementation of the Plan Amendment**

**Location**

The 564 acre site is primarily located along the major boulevards within the City of Lynwood.

5. **Description of Environmental Setting:** The project area is improved urbanized property, including existing commercial, industrial and residential uses. No evidence of animals have been observed in the Project Area other than stray dogs and rodents. According to City Staff there are no rare or endangered species in the Project Area. Utilities, water and sewer in the Project Area are generally adequate. The Project Area exhibits no historic, cultural or scenic aspects.
6. **Purposes of an Initial Study:** are to (1) provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or negative declaration, (2) enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a negative declaration, (3) assist in the preparation of an EIR, if one is required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant and explaining the reasons for determining that potentially significant effects would not be significant, (4) facilitate environmental assessment early in the design of a project, (5) provide documentation of the factual basis for the finding in a negative declaration that a project will not have a significant effect on the environment, and (7) eliminate unnecessary EIR's.

A proposed Negative Declaration shall be prepared for a project subject to CEQA when either, (1) the initial study shows that there is no substantial evidence that the project may have a significant effect on the environment, or (2) the initial study identified potentially significant effects but (a) revisions in the project plans or proposals made or agreed to by the Applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and (b) there is no substantial evidence before the Agency that the project as revised may have a significant effect on the environment.

**Environmental Factors Potentially Affected**

An Environmental Checklist Form (Form) is used to evaluate the potential environmental impacts associated with the proposed project (*The Form has been prepared by the Resources Agency of California to assist local governmental agencies, such as the City of Lynwood, in complying with the requirements of the Statutes and Guidelines for Implementing the California Environmental Quality Act*).

The following Form has been used to review the environmental effects of the proposed project with respect to the following issue areas:

Land Use and Planning  
Population and Housing  
Geophysical  
Water  
Air Quality

Transportation/Circulation  
Biological Resources  
Energy and Mineral Resources  
Hazards  
Noise  
Mandatory Findings of Significance

Public Services  
Utilities Service Systems  
Aesthetics  
Cultural Resources  
Recreation

## **ENVIRONMENTAL DETERMINATION:**

(To be completed by the Lead Agency)

On the basis of this initial evaluation, I find that:

- ☐ The proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been added to this project. A Negative Declaration will be prepared.
- ☐ The proposed project may have a significant effect(s) on the environment, and an Environmental Impact Report is required.
- ☐ The proposed project may have a significant effect(s) on the environment, but at least the effect(s), that has/have been identified as "potentially significant impact" or "potentially significant unless mitigated", has/have been: (1) adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the earlier analysis described on the attached pages. An Environmental Impact Report is required, but it is to analyze only those effects that remain to be addressed.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because all potentially significant effects have either been: (1) analyzed adequately in an earlier Final EIR for Amendment No. 6 or the Negative Declaration for the Marketplace/Towne Center pursuant to applicable legal standards; or (2) avoided or mitigated pursuant to that earlier EIR, or Negative Declaration including revisions or mitigation measures that are imposed on the proposed project.

No substantial changes have occurred with respect to the circumstances under which the Proposed Project Amendment is undertaken, which will require any important revisions to the Program EIR due to the involvement of new significant environmental impacts not covered in the Program EIR and no new information of substantial importance to the Proposed Project has become available that was not known at the time the Program EIR was certified.

The Proposed Project Amendment will not have any significant effects not discussed previously in the Program EIR, and no potentially significant impacts from the Proposed



Project Amendment will be substantially more severe than the impacts shown in the Program EIR.

No mitigation measures or alternatives previously found not to be feasible would in fact be feasible nor would they substantially reduce one or more significant effects of the Proposed Project Amendment, and there are no mitigation measures or alternatives which were not previously considered in the Program EIR, which would substantially lessen one or more significant effects on the environment.

APPROVED FOR DISTRIBUTION

BY: \_\_\_\_\_  
Gary Chicots, Community Development Director

DATE: August 4, 2000

**Evaluation of Environmental Impacts**

There are four possible responses to each of the questions on the preceding Environmental Checklist Form:

1. **No Impact.** This response is used when the proposed project does not have any measurable environmental impact.
2. **Less Than Significant Impact.** This response is used when the potential impact of the project is determined to be below known or measurable thresholds of significance and would not require mitigation.
3. **Potentially Significant Unless Mitigation Incorporated.** This response is used when the project has the potential to have a significant impact, which is not expected to occur because:
  - A. Mitigation measures have been incorporated into the project design to reduce the impact to a less than significant level; or
  - B. Adherence to existing policies, regulations, and/or design standards would reduce the impact of the project to a less than significant level.
4. **Potentially Significant Impact.** This response is used when the project has the potential to have an effect on the environment which is considered to be significant and adverse.

**ENVIRONMENTAL CHECKLIST FORM**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. LAND USE AND PLANNING. Would the proposal:</b>				
a) Conflict with the general plan or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable environmental plans or policies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be incompatible with existing land uses in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect agricultural resources or operations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Land Use Impact Discussion:**

The Land Use Plan for the proposed Project incorporates by reference and is consistent with the Land Use Element of Lynwood General Plan. All future development within the project area will be required to be consistent with the Plan Amendment. The redevelopment Plan already incorporates applicable standards, restrictions and controls of the General Plan and Zoning Ordinance, as they are amended from time to time.

The proposed project conforms to City plans and there is no significant impact to land use.

**Mitigation and Residual Impact:**

No mitigation measures are required. No Significant impact.

**Recommended Monitoring:**

No monitoring is required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. POPULATION AND HOUSING. Would the proposal:</b>				
a) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Induce substantial growth in an area either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Population and Housing Impact Discussion:**

Lynwood's current population (2000) is over 68,165 residents. In 1990 the population was 61,945. There are currently 14,763 single family homes in the City, 5,185 multi family homes and 85 mobile homes. The vacancy factor is estimated by the State Department of Finance at 2.53 percent. Persons per household is estimated at 4.737.

**Mitigation and Residual Impact:**

As indicated in the City of Lynwood's 2000-2004 HUD Consolidated Plan and the AB1290 Implementation Plan the primary resources to provide additional housing and conserve existing housing are CDBG Funds, HOME Funds and 20 Percent funds. Annual CDBG funds are just under \$2,000,000 and HOME Funds are about \$630,000.

In the review of the proposed project, the City has considered its effect of on the housing needs of the region. In so considering, it has relied upon documents and incorporates herein haec verba the following documents: the Redevelopment Plan of the Redevelopment Agency of the

City of Lynwood; the 1990 General Plan Update of the City of Lynwood; the Housing Element of the General Plan of the City of Lynwood; all Environmental Analysis documents contained in this Initial Study. As demonstrated in this Initial Study there is an adequate balance between the anticipated effects of this project and the need for public services and available fiscal and environmental resources. The project will have a beneficial impact on jobs in the Lynwood area.

No mitigation measures other than those discussed throughout this Initial Study are recommended. The reader is referred especially to the mitigation measures in Earth, Air, Water, Plant Life, Noise, Light & Glare, Natural Resources, Risk of Upset, Transportation/Circulation, Public Services, Energy, Utilities, Human Health, Aesthetics and Cultural Resources. Mitigation measures discussed in these sections will reduce the impact of the proposed project, and, improve air quality, consume less natural resources including fuel, wood, sand and gravel, use less gas, electricity and services and consume less water.

#### Recommended Monitoring:

The mitigation measures described in this and other sections of this Initial Study will be monitored by Code Enforcement, the Building Department and the City Engineer.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:</b>				
a) Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Geologic Impact Discussion:**

The City of Lynwood is located in a seismically active portion of Southern California. The Newport-Inglewood, Sierra Madre, Whittier, Elysian Hills and San Andreas Faults are located within close proximity to the project site and may generate potentially damaging earthquakes that could result in property damage, injury and/or loss of life (1990 General Plan Update). No known faults traverse the City and there are no Alquist-Priolo Special Study Zones within the City.

The topography within the Project area is relatively flat (1% or less). Erosion potential is considered minimal.

The Project area is susceptible to disturbances from regional seismic activity. Local seismic faults have been identified in the vicinity of Lynwood. However, no seismic faults are located within the City or the project area. The San Andreas Fault, located north and east of the project area, and the Newport-Inglewood Fault, south and west of the project area, may pose a potential threat to the project. Development along active seismic faults is not an issue. Protection against damage by major regional seismic events is addressed through local building code requirements which adhere to the Uniform Building Code.

In the event of a major earthquake along one of these nearby faults, Lynwood may sustain property damage, possibly resulting in injury and loss of life. In particular, an earthquake occurring along the San Andreas Fault has the potential to cause widespread upset. The level of impact on the project will ultimately depend on a number of factors: the distance of the project from the quake's epicenter, the magnitude of the quake, the characteristics of soils and subsurface geology of the affected area.

**Mitigation and Residual Impact**

Mitigation measures imposed by the City on individual development projects include:

- a. Grading plans must conform to the requirements of Chapter 70 of the Uniform Building Code shall be prepared and submitted to the City Engineer for approval.
- b. All construction shall be per building permits issued by the Building Department and UBC standards and dust control shall be exercised at all times during construction.
- c. Plan submittals must be prepared and signed by a California Licensed Architect or Engineer per State of California, Business and Professions Code.

Compliance with the above mitigation measures will reduce the impacts to a level of insignificance.

**Recommended Monitoring**

The Building Department and the City Engineer will monitor grading operations and inspect structures to assure that the above mitigation measures are complied with to reduce seismic safety impacts and the impacts of grading.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. WATER. Would the proposal result in:</b>				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Water Impact Discussion:**

The southwestern portion of the City subject to flooding during 100 year storms. Water service is provided to most Lynwood residents by the City of Lynwood Public Works Department. Park Water Company serves approximately 1,000 residential, commercial, industrial and public customers in the southeast portion of the City. Water comes from two main sources, groundwater and the west-coast feeder of the Metropolitan Water District of Southern California. The State Water Master allows the City to draw up to 5,324 acre feet of water per year from groundwater sources, primarily the Silverado Aquifer. The Program EIR indicated that an additional 77,400 gallons per day would be consumed at build-out. Projections of the 200 new units and the 300,000 square feet of new commercial and industrial development indicate that a slightly higher amount of water (128,000 gallons per day) will be used in the proposed Project.

**Mitigation and Residual Impact:**

Mitigation measures for the proposed project include the following:

- a. Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings as follows:  
  
"After January 1, 1983, all new buildings constructed in this state shall use water closets and associated flushometer valves, if any, which are water-conservation water closets as defined by American National Standards Institute Standard A112.19.2. and urinals and associated flushometer valves, if any, that use less than an average of 1-1/2 gallons per flush. Blowout water closets and associated flushometer valves are exempt from the requirements of this section."
- b. Title 20 of the California Code of Regulations Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that give the maximum flow rate of all new shower heads, lavatory faucets, and sink faucets, as specified in the standard approved by the American National Standards Institute on November 16, 1979, and known as ANSI A112.18.1M-1979.
- c. Title 20 of the California Code of Regulations, Section 1606(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. No new appliance may be sold or offered for sale in California that is not certified by its manufacturer to be in compliance with the provisions of the regulations establishing applicable efficiency standards.
- d. Title 24 of the California Code of Regulations, Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.
- e. Title 24 of the California Code of Regulations, Sections 2-5352(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. These requirements apply to steam and steam-condensate return piping and recirculating hot water piping in attics, garages, crawl spaces, or unheated spaces other than between floors or in interior walls. Insulation of water-heating systems is also required.
- f. Health and Safety Code Section 4047 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied. Included is the requirement that, in most instances, the installation of the appliance must be accompanied by water conservation devices on fixtures using softened or conditioned water.
- g. Government Code Section 7800 specifies that lavatories in all public facilities constructed after January 1, 1985, be equipped with self-closing faucets that limit flow of hot water.
- h. The Applicant has agreed to extend water mains to the requirements of the City Engineer.

- i. The Applicant has agreed to prepare a comprehensive drainage plan to the satisfaction of the City Engineer approved by a licensed Civil Engineer and submitted to the City for approval.

These mitigation measures will reduce impacts to levels of insignificance.

#### Recommended Monitoring

The Building Department will review plans to ensure that the above mitigation measures for water resources are complied with. The City Engineer will review water plans and the drainage plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V. AIR QUALITY. Would the proposal:</b>				
a) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Alter air movement, moisture, or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Air Impact Discussion:

The proposed project will generate emissions from the use of electricity, gas and vehicle miles traveled and will generate particulate emissions from grading and construction. Construction impacts are temporary and can be controlled by temporary watering during windy periods. The Program EIR previously considered the following tons per day:

Total Organic Gases	37.1 Tons per Day
Carbon Monoxide	326.1 Tons per Day
Nitrogen Oxides	73.9 Tons per Day

The substitution of some residential uses for commercial uses significantly reduces the impact on air quality. The emission control programs of the SCAQMD and significant reductions in vehicle exhaust over the last decade further reduce the prior considered impact to air quality.

#### Mitigation and Residual Impact

To reduce air quality impacts the City of Lynwood reviews all site design plans to assure that there are integrated free flowing circulation patterns, provision of bicycle racks, as appropriate, to further encourage travel by bicycle. As previously mentioned developers are required to

grade sites in accordance with Chapter 70 of the Uniform Building Code. Periodic watering is required to be used during construction to reduce dust to levels that are not significant. These mitigation measures reduce impacts to levels of insignificance.

### Recommended Monitoring

The Building Department and the City Engineer will review plans to assure that the above mitigation measures are complied with and that sites will be watered to assure dust control. The City Engineer will monitor dust control methods to determine that no significant levels of dust are generated from any construction.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. TRANSPORTATION/CIRCULATION.</b>				
Would the proposal result in:				
a) Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Hazards to safety from design features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Transportation / Circulation Impact Discussion:

The traffic study that was completed for the Program EIR indicated that major intersections in the City were operating at Levels of Service (LOS) C and D in 1990 and would be at LOS D and F in 2020. Recent traffic studies indicate that in 2000 traffic at these major intersections is actually improving. For example the Program EIR indicated that the 1990 traffic at Long Beach and Imperial was at LOS D+ and was projected to be LOS F by 2020. In 2000 the traffic had actually improved to LOS C and would remain so even after the development of the new Marketplace/Towne Center expansion. It is unlikely that future development in the City will exceed the Levels of Service that were already considered in the Program EIR.

**Mitigation and Residual Impact:**

The City will continue to require traffic studies for major projects that are anticipated to generate larger than normal amounts of traffic. The City will consider and implement the mitigation measures that are suggested in these traffic studies.

**Recommended Monitoring:**

The Building Department and the City Engineer will review Final Plans and will ensure that the required circulation system is implemented.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII. BIOLOGICAL RESOURCES.</b>				
Would the proposal result in impacts to:				
a) Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Locally designated natural communities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wetland habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Impact Discussion:**

The Project area is a fully developed urbanized area with existing commercial, industrial, residential and public uses. There are no rare or endangered species, no heritage trees no wetlands and no wildlife corridors in the Project area. City staff has reviewed the list of threatened and endangered species for the State of California and concluded that none of the species listed are found within the City of Lynwood.

**Mitigation and Residual Impact:**

No mitigation measures are recommended.

**Recommended Monitoring:**

No mitigation monitoring is recommended.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VII. ENERGY AND MINERAL RESOURCES.**

Would the proposal:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with adopted energy conservation plans?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Use non-renewable resources in a wasteful and inefficient manner?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Energy and Mineral Resources Impact Discussion:**

The construction of the proposed Project will result in the consumption of fossil fuel resources for electricity, heating, cooling, transportation and construction. Non-renewable energy and mineral resources will also be consumed. In a regional context, the level of natural resource consumption is not considered significant.

**Mitigation and Residual Impact:**

To reduce impact on natural resources the City will required the following from developers:

- a. Energy conservation measures required by State laws including requirements for the use of energy-efficient fixtures and energy saving design elements in new construction (Government Code Section 66473.1).
- b. Water conservation techniques discussed above in water resources, shall be required for proposed development to minimize water consumption.

The mitigation measures will reduce impacts to a level of insignificance.

**Recommended Monitoring:**

The Building Department and the City Engineer will review plans to assure that the above mitigation measures are implemented.

**Energy Impact Discussion:**

The proposed project will consume normal amounts of energy during construction and operation. Electrical usage in California is high during hot summer days. August 4, 2000 peaked at 43,018 megawatts in the late afternoon. The California Independent System Operator which runs most of the grid in the State declared a moderate Stage 2 emergency at 2 p.m. after a mechanical failure at a Northern California power plant pulled 400 megawatts of

generation (enough to supply 400,000 homes) from the system. A Stage 2 is declared when electricity reserves fall below 5 percent. Southern California Edison and other big investor owned utilities are usually directed to interrupt power to some commercial and industrial customers that get discounted rates in exchange for agreeing to power cuts when supplies are low. When reserves dip below 1.5 percent a Stage 3 emergency is declared and rolling blackouts become likely. The federal government is one of the largest consumers of electricity in the State. The Energy Department will be reducing consumption by 5 percent in California, enough to power 500,000 homes. The Energy Department has also directed federal power entities like the Bonneville Power Administration in Oregon and Washington and our national dams to send electricity to California. The impact of a couple of hundred homes and a half million square feet of new commercial and industrial development in Lynwood is insignificant (.007 percent) in relation to overall energy consumption in the State.

#### Mitigation and Residual Impact:

The city will require developers to comply with the energy conservation measures required by State laws including requirements for the use of energy-efficient fixtures and energy saving design elements in new construction (Government Code Section 66473.1). When it becomes economically feasible and necessary new electrical energy sources will be developed. The provision of gas, electricity and fuels will not be significant.

#### Recommended Monitoring:

The Building Department will review building plans to assure compliance with energy conservation laws.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HAZARDS. Would the proposal involve:</b>				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Hazards Impact Discussion:**

The 1990 General Plan identified 24 toxic and hazardous waste generators within the City of Lynwood. Prior site spills of fuels, etc. are being identified are being remediated. The City has applied for a Brownfields Grant for the Marketplace/Towne Center project.

The proposed Project will not result in any impact to City Emergency plans. The City has adequate police and fire services and new development projects will have adequate access.

**Mitigation and Residual Impact:**

Phase 1 Site Audits (and remediation plans, if necessary) are required by the City for new development projects.

The City requires developers to comply with the National Pollution Discharge Elimination System regulations from the City and State Water Resources Control Board.

When and where applicable, developers will comply with all requirements of the Los Angeles County Department of Environmental Health Services (DEHS).

These mitigation measures will reduce impacts to levels of insignificance.

**Recommended Monitoring:**

The Building Department will review any Phase 1 site audits. The County of Los Angeles will monitor the submission of the necessary reports and the issuance of any required health permits for the proposed project.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. NOISE.</b> Would the proposal result in:				
a) Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Noise Impact Discussion:**

Noise levels will be increased from cars and trucks. Noise levels as high as 70 dB CNEL may be experienced at approximately sixty eight feet from centerline of major roadways. The proposed Project may increase noise levels of all roadways in the Project area. There will be a significant increase in noise levels within the Project area during construction, particularly in conjunction with grading and other site preparation activities. Typical noise levels produced by various types of construction equipment have been determined by the EPA and range generally from 70 to 95 dB. Construction activities are anticipated to continue in phases for several years depending on market conditions. The Project area is not within any airport noise contours.

**Mitigation and Residual Impact:**

The following are specific mitigation measures that are usually incorporated into proposed developments that will lessen the significance of transportation noise impacts to residents.

- a. Grading and construction activities will be limited in project by the City to week days between 7:00 A.M. and 8:00 P.M. This requirement will be enforced.
- b. Housing that is developed adjacent to major streets will include mitigation measures such as dual pane windows and roof insulation.

These mitigation measures will reduce impacts to levels of insignificance. Exterior noise levels will not exceed 65-70 dBA and interior noise levels will be approximately 45-50 dBA. This is compatible for commercial and residential uses pursuant to the Noise Element of the 1990 General Plan.

**Recommended Monitoring:**

The Building Department and the City Engineer will monitor grading operations to assure that the above mitigation measures are complied with. The Building Department will review plans to assure that the energy conservation laws are enforced which will have the added benefit of reducing interior noise levels.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI. PUBLIC SERVICES.</b> Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Public Services Impact Discussion:****Fire Protection**

Fire and emergency medical services for the proposed project are provided by the City of Lynwood Fire Department. Currently the Lynwood Fire Department has two stations. Station #1 and Fire Headquarters is located at 3161 Imperial Highway. Station #2 is located at 4264

Martin Luther King Jr. Boulevard. There are a minimum of 9 full time firefighters at any one time. Equipment at No 1 consists of Engine #31, Rescue Squad #341, Snorkel Elevated Platform #311 and one pumper. Equipment at No. 2 includes Engine #32 and Reserve Engine #321. Fire service is scheduled to be provided by the County of Los Angeles in the future.

### Police Protection

Police Services for the residents of the City of Lynwood and the proposed project are and will be provided by the Los Angeles County Sheriff station located at 11330 Bullis Road in the Civic Center Complex. City of Lynwood contracts for 20 sworn patrol personnel not including relief positions, during each 24-hour period. The early morning hours (10 PM to 6 am) include 1 one-officer and traffic car, two one-officer criminal cars and one two-officer criminal car. Daytime operations (6 am to 2 PM) include 3 one-officer traffic cars and 3 one-officer criminal cars. Evening (2 PM to 10 PM) 3 one-officer traffic cars, 4 one-officer criminal cars and 1 one-officer criminal car.

### Schools

Public schools in the City of Lynwood are operated by the Lynwood Unified School District. There are nine elementary schools, one junior high school, the new Lynwood High School, one Continuation High School and one Adult School.

### Government

The Governmental Center of the City of Lynwood is located at 11330 Bullis Road, Lynwood, California 90262, TEL: (310) 603-0220. The Lynwood Branch of the Los Angeles County Library provides limited resources for books, periodicals, and newspapers. The library is opened limited hours and is also located at the Civic Center.

### Solid Waste

Western Waste Company, a private corporation, provides solid waste collection service for the City. Solid waste is transported to Los Angeles County landfills.

The Program EIR indicated that the need for police service may actually be reduced as blighting conditions are eliminated in the Project Area. The demand for fire service will probably increase as the result of new development. The program EIR indicated that 5 students per year over 45 years may be generated or 225 students over the life of the Project and concluded that this would be an insignificant impact. The following impacts are anticipated from an equivalent population of 1,250 persons in 200 new additional homes and 300,000 SF of new commercial and industrial development.

<u>Service</u>	<u>Rate</u>	<u>Project Demand</u>
Fire	1 per 2,500	.5 Firemen
Police	1 per 1,125	1.1 Policemen
Schools	2.2/D.U.	440 Students
Solid Waste Office	.0052/S.F.	3,000 lb./day

Source: Wagner & Associates, Inc.



Implementation of the proposed Project will result in an incremental non significant impact on public services.

**Mitigation and Residual Impact:**

The City will require developers to mitigate public service impacts as follows:

- a. Fire protection shall be provided to the requirements of the Lynwood Fire Chief. Fire protection shall include, but not be limited to, fire hydrants no more than 330 feet apart. Blue dot identification on final pavement will be required for all hydrants installed. All warehousing will require the installation of sprinklers.
- b. Developers shall pay all State required Classroom Structure Authority Fees at such time as permits are obtained for the construction of projects.

The proposed mitigation measures will reduce the impacts on public services to levels of insignificance.

**Recommended Monitoring:**

The Building Department and the City Engineer verify that fees have been collected and will ensure that the mitigation measures are implemented.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:</b>				
a) Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Local or regional water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Utilities and Service Systems Impact Discussion:

**Water**

Water availability is discussed in the Water section of this Initial Study.

**Sewer**

The project will be required to hook up to the existing sewer systems in the area. The flows from the proposed land uses are expected to be about the same as for the past land uses. According to the Los Angeles County Sanitation District the flow rates from single family, duplex, triplex, fourplex and industrial uses are 260, 312, 468, 624, and 200 gallons per day. The proposed Project is expected to generate 112,000 gallons of wastewater per day (200 units x 260 plus 300 x 200).

**Drainage**

The topography of the project site is relatively gentle with uniform slopes to the south from the north. The average slope is approximately 1.0 percent. The storm runoff is contained in the existing storm drainage system.

**Gas and Electricity**

Electricity is provided to the project area by Southern California Edison.

The Southern California Gas Company supplies natural gas to the project area through a fixed transmission and distribution system. Several major natural gas mains pass through Lynwood. Available natural gas supplies are sufficient to meet the existing needs of the proposed project.

Gas and electricity demand for the proposed project are as follows:

Electricity:	14,200 KWH/Day
Gas:	75,000 CF/Day

There is adequate water, sewer, drainage, gas and electricity to serve the proposed project and there will not be any significant impact on these utilities.

Mitigation and Residual Impact:

No mitigation measures are required.

Recommended Monitoring:

No mitigation measures are required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. AESTHETICS. Would the proposal:</b>				
a) Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Aesthetics Impact Discussion:**

The existing deteriorated and dilapidated structures will be replaced with new commercial industrial and residential buildings, parking areas, landscaped areas and street improvements. Existing blight will be removed.

**Mitigation and Residual Impact:**

Developers will improve the aesthetics of the proposed Project by constructing new modern commercial and industrial buildings, new homes, and by planting of drought tolerant landscaping.

The proposed project as mitigated will reduce aesthetic impacts to a level of insignificance.

**Recommended Monitoring:**

The Building Department will assure compliance with the mitigation measures.

**Light and Glare Impact Discussion:**

Light and glare within the project site comes from vehicular headlights and site lighting. Non glare lights focused at the ground will be used to illuminate the commercial and industrial site. This will reduce the impact of light and glare to a level that is not significant.

**Mitigation and Residual Impact:**

All street lighting to City standards to be shown on plans and installed by project developers.

**Recommended Monitoring:**

The Building Department and the City Engineer will review lighting plans and construction to assure compliance.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. CULTURAL RESOURCES. Would the proposal:</b>				
a) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Affect historical resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Cultural Resources Impact Discussion:**

No archaeological, paleontological, cultural, ethnic or heritage resources are anticipated in the proposed Project area because of its long term urbanized nature. No resources have been observed in the Project area, except for the relocated and preserved National Register train station located at the City park.

**Mitigation and Residual Impact:**

The city will require developers to comply with the following mitigation measures:

- a. If archeological resources are encountered during grading they will be evaluated and removed by a qualified professional in accordance with CEQA regulations and appropriate California guidelines.
- b. If the City finds that a developer encounters cultural resources and fails to notify the Building Department, the City will place those responsible for the destruction of historic and archaeologically significant resources on file with the County of Los Angeles and the State of California, Office of Historic Preservation.

Implementation of the mitigation measures will reduce impacts to a level of insignificance.

**Recommended Monitoring:**

The Building Department will implement the mitigation measures, if necessary.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV. RECREATION. Would the proposal:</b>				
a) Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Recreation Impact Discussion:**

At 2 acres per 1,000 persons the new residential population will require 1.6 acres of new open space. The proposed Project will not significantly increase the demand for recreational facilities.

**Mitigation and Residual Impact:**

No mitigation measures are proposed.

**Recommended Monitoring:**

No Mitigation Monitoring is required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



- c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) ☐ ☐ ☒ ☐
- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☒ ☐

## XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

- a) **Earlier analyses used.** Identify earlier analyses and state where they are available for review.

The 1990 General Plan Program Final Environmental Impact Report and the 1988 Amendment No. 6 to the Redevelopment Plan for Project Area "A" Program Environmental Impact Report enabled the City of Lynwood to characterize the overall program as the project being approved at the time of those EIR approvals. Following this approach when individual activities within the Program are proposed, the City is required to examine the individual activities to determine whether their effects were fully analyzed in the Program EIR. If the activities would have no effect beyond those analyzed in the program EIR, the City could assert that the activities are merely part of the program which had been approved earlier, and no further CEQA compliance is required.

Subsequent activities in the Program must be examined in light of the Program EIR to determine whether an additional environmental documentation must be prepared. If the proposed project would have effects that were not examined in the Program EIR, a new Written Checklist (Initial Study) would need to be prepared leading to either an EIR or a Negative Declaration.

If the City of Lynwood finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the City can approve the activity as being within the scope of the project covered by the Program EIR and no new environmental document would be required.

The City shall incorporate feasible mitigation measures and alternatives developed in the Program EIR into subsequent actions in the Program. Where subsequent projects/activities involve site specific operations, the City shall use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the Program EIR.

- b) **Impacts adequately addressed.** Identify which effects from the above

checklist were within the scope of and adequately analyzed by the earlier document and/or did not result in a significant impact on the environment.

- c) **Mitigation measures.** For effects that are "potentially significant" or "potentially significant unless mitigated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

### **Participation**

Michael J. Wagner of Michael J. Wagner & Associates, Inc. participated in this Initial Study

Attachments: Figure 1 Project Area Map

## **APPENDIX D**

### **Responses by the State Board, County of Los Angeles and Taxing Entities**

Pacific Bell  
P.O. Box 989029  
West Sacramento CA 95789-9029

Caltrans District 7  
120 South Spring Street  
Los Angeles CA 90012

RWQCB Los Angeles Region 4  
320 West 4th Street #200  
Los Angeles CA 90013

Office of Planning and Research  
1400 Tenth Street  
Sacramento CA 95814

Department of Fish and Game  
330 Golden Shore, Suite 50  
Long Beach CA 90802

Air Resources Board  
2020 L. Street  
Sacramento CA 95815

Integrated Waste Management Board  
8800 Cal Center Drive  
Sacramento CA 95826

SCAG  
818 W Seventh St. 12th Floor  
Los Angeles CA 90017-3435

Cal EPA  
555 Capital Mall #525  
Sacramento CA 95814

Department of Water Resources  
770 Fairmont Ave. #102  
Glendale CA 91203-1035

City of Compton  
205 South Willowbrook Ave.  
Compton CA 90220

City of South Gate  
9650 California avenue  
South Gate CA 90280

City of Paramount  
16400 Colorado Ave.  
Paramount CA 90723

City of Downey  
11111 Brookshire Ave.  
Downey CA 90241

County of Los Angeles  
713 Hall of Administration  
Los Angeles CA 90012

Lynwood Unified School District  
11321 Bullis Road  
Lynwood CA 90262

Lynwood Library  
11320 Bullis Road  
Lynwood CA 90263

Sheriff Department  
11330 Bullis Road  
Lynwood CA 90264

Fire Department  
11331 Bullis Road  
Lynwood CA 90265

Public Works Department  
11332 Bullis Road  
Lynwood CA 90266

Southern California Edison  
P.O. Box 788  
Rosemead CA 91771





# 5YR IMPLEMENTATION PLAN 2009-2014

(C)

# LYNWOOD REDEVELOPMENT AGENCY

## Five Year Implementation Plan 2010 - 2014



**DECEMBER 2009**

11330 BULLIS ROAD,  
LYNWOOD, C A 90262  
[WWW.LYNWOOD.CA.US](http://WWW.LYNWOOD.CA.US)







# IMPLEMENTATION PLAN

## LYNWOOD REDEVELOPMENT AGENCY FIVE YEAR IMPLEMENTATION PLAN 2010 – 2014

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## I. INTRODUCTION

The five year Implementation Plan guides the Lynwood Redevelopment Agency (“Agency”) efforts to implement programs in two Redevelopment Project Areas within the City of Lynwood, the Alameda Project Area and Project Area “A” (together known as “Project Area”). This document describes the projects and programs the Agency will undertake to promote community revitalization, economic development and affordable housing for the five-year Implementation Plan period, 2010 – 2014. The Implementation Plan is a strategic plan that identifies goals, objectives, activities and estimated expenditures for the next five years, and describes how the activities and expenditures will alleviate blight and meet affordable housing objectives.

The Implementation Plan has been prepared pursuant to California Community Redevelopment Law (CRL) requirements that each redevelopment Agency prepare and adopt a five year Implementation Plan to guide an Agency in implementing its redevelopment programs within adopted project areas. The implementation plan includes an affordable housing component that allows the Agency to monitor its progress in meeting both the affordable housing requirements and obligations under the CRL and the affordable housing objectives of the community.

The Affordable Housing Component (Chapter III) includes the Affordable Housing Production Plan, which summarizes historical and projected housing production, the affordable housing obligation and the Agency’s progress in meeting the obligation. Additionally, the Housing Component includes the status of the Housing Fund and estimated annual deposits into the Housing Fund over the next five years. The Housing Program estimates the Housing Fund expenditures and affordable housing units to be assisted by the Housing Fund in each of the five years in the Implementation Plan period.

This Implementation Plan is designed to ensure adequate flexibility for the Agency to manage changing circumstances and take advantage of new opportunities. The Agency expects that presently unknown constraints and opportunities will arise during implementation of the projects and activities described in this Implementation Plan. The timing, location, cost, scope and content of specific projects and programs identified in this document will vary in response to physical, economic, and political changes. Accordingly the Implementation Plan must be flexible enough to guide projects and programs without interfering with their implementation. In recognition of this need for flexibility, CRL requires that a public hearing must be held on the Implementation Plan prior to its adoption by the Agency and in the third year following adoption to review the Implementation Plan and evaluate the Agency’s progress.

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## A. ORGANIZATION

The Implementation Plan contains the following information:

1. Goals and objectives for housing and non-housing activities over the next five years.
2. Programs and expenditures for both housing and non-housing activities over the next five years.
3. An explanation of how the goals, objectives, projects, programs and expenditures will assist in the elimination of blight and satisfy affordable housing obligations.
4. Other information related to the provision of affordable housing.

Chapter I provides an overview of the CRL requirements, a description of the Project Area, and a summary of Agency accomplishments to date. Chapter II includes five year goals and objectives for the Project Area, the activities and related revenues and expenditures for the next five years, and a description of the blighting conditions and how they will be alleviated by the activities. Chapter III, the Housing Component, addresses affordable housing activities and expenditures, and charts the Agency's progress in meeting its affordable housing obligations. Chapter III also includes the Affordable Housing Production Plan.

### 1. Description of the Redevelopment Project Areas

The City of Lynwood contains two project areas, Project Area "A" and the Alameda Project Area. This Implementation Plan addresses both project areas.

- Project Area "A" was created on July 10, 1973 and has grown from an original land area of 20-acres to contain approximately 734 acres today. Project Area "A" encompasses the primary circulation corridors, and select properties that abut these corridors, throughout the City of Lynwood, as well as property located at the East edge of the City between the Long Beach Freeway and Wright Road. The primary circulation corridors include Martin Luther King Boulevard, Imperial Highway, Long Beach Boulevard, Atlantic Avenue, and portions of Alameda Boulevard. As shown in **Figure 1**, Project Area "A" extends throughout the City of Lynwood and contains diverse commercial, residential, institutional and industrial uses, and public facilities including City Hall, schools, and recreation facilities. The project area is comprised of comparatively small land holdings under multiple ownerships. Project Area "A" contains the majority of retail and office uses within the City, and is home

# IMPLEMENTATION PLAN

to the Saint Francis Medical Center. The redevelopment of the Project Area is needed to support essential commerce and services for the City.

Originally adopted on November 19, 1973, the Redevelopment Plan was subsequently amended on ten separate occasions to modify time and fiscal limits. The most recent amendments occurred on December 3, 2003 extending project area time limits and eliminating the time limit on establishing loans, advances, and indebtedness. Table I-1 summarizes time and fiscal limits and some key dates of the Redevelopment Plan.

**TABLE I-1**  
**SUMMARY OF EXISTING TIME AND FISCAL LIMITS**  
**REDEVELOPMENT PROJECT AREA "A"**

Project Area Information	
Acres	734
Date Adopted	July 10, 1973
Date Last Amended	December 3, 2003
Plan Effectiveness Date	
Original Area	July 10, 2016
1976 Amended Area	June 1, 2017
1981 Amended Area	December 16, 2021
1988 Amended Area	July 19, 2029
Base Year	
Original Area	1973
1976 Amended Area	1976
1981 Amended Area	1981
1988 Amended Area	1988
Base Year Assessed Value	
Original Area	\$1,819,000
1981 Amended Area	\$75,771,000
1988 Amended Area	\$62,332,000



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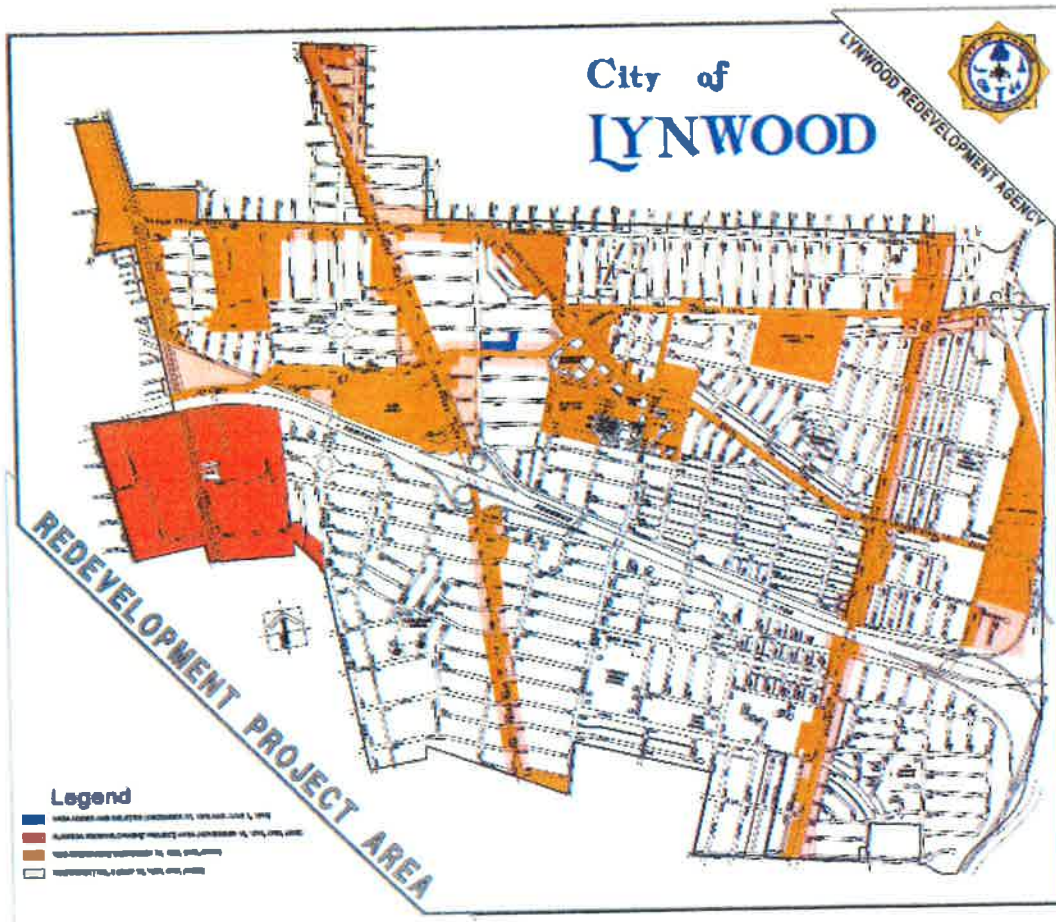
Time Limits	
Debt Repayment	
Original Area	July 10, 2024
1976 Amended Area	June 1, 2027
1981 Amended Area	December 16, 2031
1988 Amended Area	July 19, 2039
Eminent Domain	March 20, 2013
Tax Increment Receipt	
Original Area	July 10, 2024
1976 Amended Area	June 1, 2027
1981 Amended Area	December 16, 2031
1988 Amended Area	July 19, 2039
Financial Limits	
Tax Increment Cap	\$200 Million
Outstanding Indebtedness Limit	\$100 Million

- The Alameda Project Area was created on November 19, 1975 and contains approximately 170 acres of land located at the western edge of the City of Lynwood. As shown in **Figure 1**, the Alameda Project Area is located south of Century Boulevard and is bisected by Alameda Boulevard. The project area primarily contains light manufacturing/industrial uses and includes an industrial park and the Los Angeles County Regional Justice Center. The project area contains comparatively large land holdings, and is highly valued as a location that can support businesses that generate employment opportunities. Thus, the redevelopment of the Project Area plays a central role in the development and vitality of the City as a whole.

Originally adopted on November 19, 1975, the Redevelopment Plan was subsequently amended five times to modify time and fiscal limits. The most recent amendments occurred on December 3, 2003 extending project area time limits and eliminating the time limit on establishing loans, advances, and indebtedness. **Table I-2** summarizes time and fiscal limits and some key dates of the Redevelopment Plan.

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FIGURE 1  
LOCATION AND BOUNDARIES OF THE LYNWOOD  
REDEVELOPMENT PROJECT AREA "A" AND THE  
ALAMEDA PROJECT AREA





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**TABLE I-2**  
**SUMMARY OF EXISTING TIME AND FISCAL LIMITS THE**  
**ALAMEDA PROJECT AREA**

Project Area Information	
Acres	170
Date Adopted	November 18, 1975
Date Last Amended	December 3, 2003
Plan Effectiveness Date	November 18, 2026
Base Year	1975
Base Year Assessed Value	\$46,720,821
Time Limits	
Debt Repayment	November 18, 2026
Eminent Domain	Expired – December 16, 1998
Tax Increment Receipt	December 18, 2026
Financial Limits	
Tax Increment Cap	\$100 Million
Outstanding Indebtedness Limit	None

## 2. Agency Accomplishments

Over the past five year Implementation Plan period, - FY2004/2005 to FY2008/2009 the Agency's investments in infrastructure improvements and development have resulted in the revitalization of the Project Area, and served as a catalyst for other non-Agency assisted development. The following activities have alleviated blight in the Project Areas:

### a. Public Improvements

- Completed street and sidewalk improvements on Sanborn Avenue between Virginia and Atlantic Avenues.
- Provided technical support and funding to renovate and enhance the Teen Center.
- Provided technical support and funding to renovate and enhance the Senior Center.

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## b. Facilitation of Private Investment

- Continued to examine opportunities to further redevelop the 36-acre site containing Plaza Mexico, a retail center, and to look for partnership opportunities to enhance commercial activity at the center. This included preparation of a Phase I Environmental Assessment to identify potential environmental contamination of the Plaza Mexico II project area.
- Secured conceptual approval and entitlements for the Superior Warehouse expansion at Martin Luther King Jr. Boulevard and Bullis Road.
- Completed site assembly, established a relocation plan, and initiated site remediation to facilitate new commercial development at the southwest corner of Long Beach Boulevard and Pluma Street.
- Acquired \$400,000 to undertake "Brownfield" assessments within the Long Beach Boulevard Specific Plan Area.
- Provided technical assistance to support various development concepts on properties within and outside of the Project area including Villa Bonita, Lynwood Springs, and the two northern corners of Fernwood and Atlantic Avenues.
- Began implementation of a Geographic Information System to assist in Agency's economic development initiatives.
- Provided financial and technical support to redevelopment of the Oakwood Plaza Area to support retail activity.

## c. Business Recruitment and Retention

- Took necessary steps toward creating an enterprise zone that will provide tax incentives for businesses and stimulate development.
- Continued blight alleviation efforts in Project Area and to enhance community gateways through rehabilitation of homes and installation of picket fences at key entryways into the community.
- Explored the possibility of creating a "Power Center" on Long Beach Boulevard North of Interstate 105, and completed an acquisition study for these sites.

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- Secured a \$1 Million grant from the State Water Resources Control board for Emergency, Abandoned, Recalcitrant (EAR) to allow Lynwood to proceed with necessary site investigation and clean-up activities at the Northgate Market Site Area.

## d. Affordable Housing Production

### **Affordable Housing Production in Project Area A**

- The Agency negotiated with Cedars Engineering and Development to rehabilitate an existing structure to provide 15 units of affordable rental housing for seniors. The Gardens Project is located at 11300 Atlantic Ave. and contains seven very low-income units, seven low-income units and one extremely low-income unit. The project was completed and ready for occupancy on October 31, 2009 and the affordability of all 15 units is protected by a covenant of 55 years.
- The Agency negotiated a loan agreement with The Win Project, an affordable housing developer to rehabilitate single family homes located at 12698 Hansa Court. The project was completed and has an affordable covenant in place for 45 years.

### **Affordable Housing Production Outside of the Project Area**

- The Agency negotiated a contract with AOF Pacific Affordable Housing to rehabilitate a triplex at 3250 Magnolia Avenue including one low- and two very low-income units with covenants of 55 years. The triplex was completed and fully occupied in October 2008.
- The Agency negotiated with Habitat for Humanity to rehabilitate two foreclosed single-family homes into affordable owner units for very low-income earners. One home is located at 5525 Clark Street, the other unit is located at 3076 Redwood Avenue. The homes were rehabilitated and ready for occupancy on July 1, 2009. Each home has an affordable covenant of 45 years.
- Using available HOME Funds, the Agency is constructing three new single-family units at 3254 Palm Ave that will be affordable to low-income households. Each home will have an affordable covenant of 45 years.
- The Agency negotiated with Habitat for Humanity to build one new single family home at 3927 Louise Street. The project was completed and the new single family home has an affordable covenant in place for 45 years.



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- The Agency negotiated a loan agreement with The Win Project, an affordable housing developer to rehabilitate a single family home 3686 Virginia St. The owner occupied unit was completed and has an affordable covenant in place for 45 years.

## Entitled Projects in Project Area A

- The Agency negotiated with AMCAL to construct 99 units of affordable rental housing at the intersection of Atlantic and Carlin. All but one of the units will be affordable at below market rates. One unit will be reserved for the property manager, Fifty-nine (59) units will be affordable to very-low income households, twenty-nine (29) units will be affordable to low income households, and ten (10) units will be affordable to extremely low income households. All affordable units will have affordability covenants of 55 years.
- The Agency is negotiating with Weston to develop a mixed-use transit-oriented development project at the intersection of Long Beach Ave and Josephine.

## Entitled Projects Outside the Project Area

- The Agency negotiated with JB Construction to build six new moderate income units at the intersection of Muriel and Thorson Streets. The Agency approved DDA terms for the project on March 17, 2009. Each of the six ownership units will have a 45-year affordability covenant.
- The Agency approved an Owner Participation Agreement with Habitat for Humanity to construct 10 new ownership units of affordable housing at 4237 Imperial Highway. Each of the units will have a 45-year affordability covenant. Construction on the project has already commenced.

## II. REDEVELOPMENT PROGRAM GOALS, PROJECTS AND ACTIVITIES

The Lynwood Redevelopment Agency is committed to supporting economic development by retaining existing business, helping businesses that are able to grow, and strategically recruiting new business to fill underserved market niches and to expand the City's tax base. The Redevelopment Agency remains committed to providing housing opportunities that match the needs of the Lynwood workforce. Centrally located between Interstates 105 and 710, Lynwood also has an opportunity to enhance the City's retail sales tax base by accommodating nationally recognized businesses that could serve the region. In the next five years, the Redevelopment Agency is interested in strengthening the economic vitality of

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the primary commercial corridors through Lynwood, particularly the Long Beach and Atlantic Avenue corridors, and in building on the strength of the Saint Francis Medical Center area to support synergistic uses that will support and enhance the medical core.

This chapter describes the goals and objectives the Agency intends to implement over the next five years to fulfill these commitments and objectives. Projects, programs and activities that will further these goals are identified in the Implementation Table (Table II-1). The Implementation Table also provides an estimate of the cost of implementation and indicates how these activities will alleviate blight. As they are implemented, these programs and activities may be modified to better respond to community needs, economic conditions, and legislative activity. The cost estimates are preliminary and will be refined during the planning and implementation phases. Some of these programs and projects will occur over multiple implementation plan cycles and may incur costs in addition to those anticipated for the next five years.

## A. GOALS AND OBJECTIVES

The goals and objectives for the Project Area for the five year Implementation Plan period, 2010 – 2014, intend to eliminate physical and economic blighting conditions and produce affordable housing while contributing to the economic vitality and self sufficiency of the community. These goals and objectives are influenced by, and are consistent with, the goals and objectives established by the Redevelopment Plans for Project Area “A” and the Alameda Project Area, as well as with the Lynwood General Plan. Together with zoning regulations, these documents will continue to guide development activities within the Project Area over the next five years.

In addition to the above mentioned Plans and Codes, the City of Lynwood has adopted a Housing Element Amendment and the Long Beach Corridor Specific Plan. Both of these documents have been used to help guide Agency priorities and preferences related to economic development and housing issues.

### 1. Existing Redevelopment Plan Goals and Objectives

The Project Area “A” and Alameda Project Area Redevelopment Plans contain the following goals. These goals will guide the five year Implementation Plan program.

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## a. Project Area "A" Goals

1. The improvement of the range and quality of housing in the Project Area through a combination of rehabilitation, move-on housing, and new construction, with specific emphasis on conserving or preserving residential uses in the Project Area;
2. The elimination of economic and environmental deficiencies caused by extremely deep single lots and the creation of reasonably sized and shaped parcels through are-designed street system;
3. The provision of land for recreational, community, educational and commercial facilities and services to meet the needs of the Project "A" area, including the rehabilitation of the Lynwood Park;
4. The return of a large part of the under-developed and vacant Project Area land to greater residential use;
5. The employment of local residents in the construction and operation of various developments and other Redevelopment Plan implementing activities; and
6. Encourage and stimulate investment in businesses within the Project Area.

## b. Alameda Project Area Goals

1. To control unplanned growth by guiding new development to meet the needs of the community as reflected in this Redevelopment Plan.
2. To retain by means of redevelopment and rehabilitation as many existing businesses as possible.
3. To remove impediments of land assembly and development through acquisition and re-parcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.
4. To improve certain environmental deficiencies, including among others, the substandard water supply system for fire fighting purposes.
5. To encourage the cooperation and participation of owners, business persons, and public agencies in the revitalization of the area.



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6. To eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project area in accordance with this Redevelopment Plan.
7. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of this Redevelopment Plan.
8. To promote the economic well being of the Redevelopment Project by encouraging the diversification of its industrial base and of employment opportunities.
9. To encourage the development of an industrial/manufacturing environment which positively relates to adjacent land uses and to upgrade and stabilize existing industrial uses.
10. To provide opportunities for light industrial firms to locate their operations in an attractive, safe and economically sound environment in accordance with this Redevelopment Plan.
11. To make provision for a pedestrian and vehicular circulation system which is coordinated with land uses and densities and adequate to accommodate traffic.
12. To improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.
13. To develop safeguards against noise and pollution.
14. To promote the development of local job opportunities.
15. To improve the visual character of Alameda Avenue and Imperial Highway by the renovation of existing industrial structures in accordance with a consistent implementation of streetscape improvements.

## 2. Five Year Implementation Plan Goals and Objectives

The Redevelopment Plans for the Project Area enable Lynwood to pursue a comprehensive approach to redevelopment. The five year goals for this Implementation Plan reflect and implement the land use, development, capital improvement, economic, and housing objectives established in the General Plan, the Project Area Redevelopment Plans, and the Capital Improvement Program. The five year Implementation Plan Goals also reflect the

# IMPLEMENTATION PLAN

policies and objectives contained in the Long Beach Boulevard Specific Plan and the HCD approved Housing Element.

To implement the Redevelopment Plan goals, the Agency plans to focus on the following goals and objectives over the next five year period:

## a. Goals and Objectives

- **Economic Development Goal:** Strengthen the City's economic base by increasing opportunities to purchase goods, services, and entertainment within the community while providing opportunities to satisfy the retail and service needs of neighboring communities.

### **Economic Development Objectives**

- Capitalize on the City's location at the juncture of Interstates 105 and 710 to enhance the City's retail sales by accommodating nationally recognized businesses that serve the region.
- Remove impediments to development and facilitate public/private partnership opportunities to create commercial and residential development that will contribute to the economic vitality of the project area, particularly along Atlantic Avenue, and Long Beach Boulevard.
- Consolidate fragmented and irregularly configured lots to maximize retail opportunities.
- Encourage synergistic development and land uses to support and enhance the Saint Francis Medical Center area.
- Capitalize on opportunities presented by the Metro Blue Line rail system and other regional transportation systems to support regional needs.
- Provide a supportive environment for the business community, encouraging existing businesses and attracting new ones.
- Generate employment opportunities.
- Encourage and stimulate investment in underutilized commercial areas through land assembly, site preparation, DDAs, grants, and infrastructure improvements.

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- **Public Improvement Goal:** Fund site improvements and infrastructure (e.g. streets, parking, recreation facilities, public buildings) to augment the City's long-term infrastructure investment and support private investment and development.

## **Public Improvement Objectives**

- Construct and upgrade infrastructure to ensure safe and attractive streets.
- Construct and upgrade facilities to support recreational services and opportunities for residents of all ages.
- Construct and upgrade facilities to support arts, cultural, entertainment, and other community services.
- Make streetscape improvements and add amenities to enhance Lynwood's image and strengthen the sense of community, while enhancing residential and commercial property values.
- Create active pedestrian shopping and entertainment districts, including gateway projects for Atlantic Avenue, Long Beach Boulevard, and Martin Luther King Boulevard.

- **Administration Goal:** Make optimal use of Agency resources and redevelopment tools to eliminate blight conditions within the project area.

## **Administration Objectives**

- Monitor project area expiration dates and develop a work program to ensure that the Agency is able to enter into necessary development and property disposition agreements prior to the Plan expiration date.
- Maximize agency revenue and funding opportunities.
- Manage agency assets to secure the highest and best use of Agency resources

- **Housing Goal:** Assist with the development and/or financing of housing for low and moderate income households.

## **Housing Objectives**

- Ensure a wide range of quality housing choices, including mixed-use and affordable housing developments, through new construction, rehabilitation, and

# IMPLEMENTATION PLAN

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conservation of existing residential uses to address housing needs of the community, including the homeless population.

- Provide ownership and rental housing in compliance with existing and anticipated legal obligations.
- Contribute to the City's efforts to meet its fair share of the regions low and moderate-income housing needs.

## B. REDEVELOPMENT PROGRAM 2010 – 2014

The Agency will undertake projects and activities in the Project Areas to eliminate conditions that contribute to blight and to attain the Redevelopment Program goals. The Agency has resources to fund projects and programs, including funds from prior year bond proceeds and annual increases in tax increment revenues. These projects and activities have been categorized to match the four primary Implementation Plan Goals:

- Economic Development
- Public Improvements
- Administration
- Housing

### 1. Economic Development

The Agency's will work to foster public/private partnerships and encourage private investment on key catalyst sites in the Project Area. Some of these sites are located along Long Beach Boulevard, Atlantic Avenue, and Martin Luther King Boulevard, around the Metro Station, in the vicinity of the Saint Francis Medical Center, and in the Civic Center area surrounding City Hall. The Agency will work to make the City an attractive place to invest through partnerships with businesses, by assembling land, and through investment in catalyst projects. Economic development activities may include but are not limited to the following:

- Identify opportunity sites for, and provide assistance to, nationally recognized regional serving retail businesses, particularly in the Alameda Project Area.



# IMPLEMENTATION PLAN

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Assistance may include site assembly and remediation, infrastructure improvements, and entitlement, environmental, and technical support.

- Create opportunities for the comprehensive redevelopment of the primary commercial corridors in Lynwood through activities such as planning studies and design standards, land assembly, and site preparation and remediation.
- Invest funds in streetscape and façade improvements within the Atlantic Avenue Corridor and along other commercial corridors.
- Consider offering assistance to, or acquisition of, catalyst sites throughout the Project Area that can be leveraged to facilitate private investment in the near term.
- Maintain sites currently occupied by high performing sales tax generators for the City.
- Study the feasibility of providing assistance and incentives for owners to provide façade improvements along the primary commercial corridors.
- Implement the Long Beach Corridor Specific Plan to support economic revitalization efforts, and update the Specific Plan, as needed, to respond to market and development issues and implement the community vision.
- Apply the City's Geographic Information System (GIS) to allow the City to map data to be used in its marketing and development efforts.
- Strive to strengthen and retain the existing business community through maintaining and enhancing infrastructure, facilitating business interaction to enhance synergistic commercial relationships, and communicating the unique assets of Lynwood as a place of commerce through marketing campaigns that take advantage of all available media.
- Formulate an economic development strategy, which includes the development of branding and key marketing messages for the City, as well as a marketing plan that uses available media resources to attract and support developers and businesses, particularly retailers.
- Continue to partner and collaborate with business organizations on community events and marketing activities that promote the existing businesses community.

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- Make use of available State and Federal funds to support economic development efforts within the community.

## 2. Public Improvements

The public improvements to be assisted by the Agency include current and planned projects to revitalize the Long Beach Boulevard, Atlantic Avenue, and Martin Luther King Jr. Boulevard corridors, expand the City's recreational facilities and enhance civic facilities. Possible public improvements may include, but are not limited to the following:

- Improve the transportation and economic development environment of the Long Beach Boulevard, Atlantic Avenue, and Martin Luther King Jr. Boulevard corridors through streetscaping, safety enhancements, gateway features, signage, and transit stop enhancements.
- Ensure that adequate sewage collection treatment and disposal systems, and water storage, treatment and distribution system improvements are undertaken to serve existing and anticipated development.
- Support improvements to public facilities to ensure adequate services are available to the youth and senior populations, and to enhance public service to the citizens of Lynwood. Support may include planning and design support, infrastructure improvements, and entitlement, environmental, and technical support.
- Gateway and streetscape enhancements, including continued implementation of the picket fence program and other beautification programs.

## 3. Administration

To maximize the alleviation of detrimental physical, social and economic conditions that contribute to blight, and to provide needed affordable housing, the Agency will undertake programs to optimize tax increment collection. Possible administrative programs include, but are not limited to the following:

- Extending the time limits established for the Redevelopment Plans pursuant to §33333.6 and §33333.10 of the Health and Safety Code.
- Monitoring project area expiration dates and developing a work program to ensure that the Agency is able to enter into necessary development and property disposition agreements prior to the Plan expiration dates.



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- Preparing an “Advisory Housing Report” to comprehensively review the Agency’s past housing obligations and Low and Moderate income Housing Fund expenditures and obligations.
- Reinstating eminent domain authority in the Alameda Project Area.
- Evaluating asset management options related to sale and use of properties in order to generate income for Agency.
- Examining possible project area reconfiguration to increase housing opportunities and increase tax increment revenue.

## 4. Affordable Housing

The Agency will work to expand affordable housing options to very low, low and moderate income families in Project Area “A”, and to provide relocation assistance and replacement housing in compliance with the California Redevelopment Law. The Agency will continue to dedicate 20 percent of its tax increment revenues towards the production or rehabilitation of affordable units and expects to issue tax allocation bonds for housing projects during the Implementation Plan period as follows:

- Develop an affordable housing strategy for how to best use Agency resources for increasing the supply of affordable housing in the community.
- Pursue housing programs and affordable housing development through partnerships with non-profit and for-profit housing developers.
- Continue to implement the Agency’s 15 percent inclusionary housing policy within the Project Area to generate needed low and moderate-income housing opportunities for Lynwood residents.

## C. LINKAGE BETWEEN PROGRAM AND ELIMINATION OF BLIGHTING INFLUENCES

The CRL requires the Implementation Plan to explain how the goals, objectives, programs and expenditures for the next five years will serve to eliminate blight in a project area. This section describes the physical and economic conditions that continue to contribute to blight in the project area, and describes how the projects and programs identified in the implementation plan will help eliminate these conditions.

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## 1. Blighting Conditions in the Project Area

Based on blight conditions identified in the original blight assessment, a visual reconnaissance of the project areas confirmed that, though much there has been substantial progress in the elimination of physical and economic conditions that contribute to blight in the Project Area, conditions of blight remain. The primary commercial corridors in Lynwood contain many properties that are vacant or underutilized and that have not yet been redeveloped. These areas continue to require substantial investment and other resources to make the upgrades necessary to become competitive. Without redevelopment assistance, neither the private sector alone, the public sector alone, nor the private and public sectors working together, can financially support the substantial costs of the Redevelopment Program. The blighting conditions listed below are substantive enough that redevelopment continues to present the most viable vehicle for financing improvements and programs that will remove blighting conditions.

The remaining blighting conditions in the Project Area include:

- Deficient or deteriorated buildings which are unsafe or unhealthy for people to live or work in as the result of infrastructure and code deficiencies. Such blighted conditions are still present throughout Project Area “A”, but are concentrated along Atlantic Avenue on the eastern side of the City.
- Conditions prevent viable use of buildings that are designed, sited or constructed in a manner that no longer satisfies market expectations or community objectives as expressed in the Lynwood General Plan and zoning standards.
- Incompatible land uses that prevent or substantially hinder the economically viable use or capacity of buildings or lots. Lynwood is a built out community, with minimal areas of vacant land. The majority of the remaining vacant land is a result of remnant parcels from right-of way acquisitions, and sparsely located residential and commercial lots. There are a number of vacant parcels in the City, some of which are located along the City’s commercial corridors located within Project Area “A”. Additional vacant and underutilized parcels are located within the Alameda Project Area. It is anticipated that future development of housing would occur as reutilization of sites, second units, and infill development on sites allowing for mixed use. The City’s Housing Element also identifies underutilized parcels where existing buildings and uses do not meet current zoning requirements and where redevelopment potential is highest.

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- Substandard lots of irregular form, size and shape that are difficult to develop or redevelop because of physical constraints or because they are held in multiple ownerships. Future development will require the consolidation of existing parcels and updated zoning regulations to develop single family and multi-family housing.
- High tenant turnover and relatively low lease rates, and unfortunately high levels of hazardous materials in the project area, combine to depreciate property values and make it difficult to attract private investment. Hazardous materials and contamination are issues that affect numerous sites in both Project Area “A” and the Alameda Project Area. Development scenarios and uses for several sites are limited by the level of contamination and the associated clean-up costs.
- Some inadequate infrastructure exists within the redevelopment project areas that could place a high financial burden on individual development proposals. Whereas the existing sewage system provides enough capacity to meet existing and future demand for residential uses, one area in the City is still served by a septic system. It is located with Project Area “A” in an industrial area in the northwest section of the City. The Agency anticipates this area will continue with non-residential uses. Future development of this area for residential uses, however, would require a General Plan Amendment and associated EIR to evaluate and mitigate any potential deficiencies.

## 2. How the Agency’s Proposed Goals, Objectives, Programs and Expenditures Will Eliminate Blighting Influences

The Agency’s proposed goals, objectives, programs and expenditures, as outlined in Sections A and B of this chapter will help eliminate blighting influences in the Project Area. **Table II-1** provides a matrix summarizing the relationship between proposed projects and activities and how they will eliminate blight. Though this table represents the five-year Implementation Plan for the Lynwood Redevelopment Agency, it is organized to identify the highest priority programs and projects first. As projects and programs are implemented, the order of implementation will change to better respond to the Redevelopment objectives.



TABLE II-1  
HOW THE REDEVELOPMENT PROGRAM ACTIVITIES WILL ALLEVIATE BLIGHTING  
CONDITIONS LYNWOOD REDEVELOPMENT AGENCY

Projects	Project/Program Description	Five-Year Estimated Cost	Goals Attained	Blight Elimination
<b>Alameda Triangle</b>				
	Provide necessary assistance for disposition and development of this 11-acre site. Development alternatives could include residential and commercial uses at a variety of densities/intensities.	\$1,500,000	Promote Economic Vitality Stimulate Investment Generate Employment Housing Production	Eliminate physical factors hindering economically viable use of the site
Timeframe	2010-2014			
<b>Plaza Mexico</b>				
	This 36-acre site, includes the existing Town Center, but has the potential for additional commercial development, and possible mixed use development.	\$1,000,000 – \$10,000,000	Promote Economic Vitality Stimulate Investment Support Existing Business Improve pedestrian and vehicular circulation	Overcome conditions that prevent viable use of the site
Timeframe	TBD			

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Project/Program Description	Five-Year Estimated Cost	Goals Attained	Blight Elimination
<b>Atlantic Crossing</b>			
A 60,000 square feet retail center anchored by Walgreen's and Starbucks. Atlantic Crossing is located in the northeast section of Lynwood at Atlantic Avenue and Imperial Highway. This center is adjacent to a previously completed center and was developed to incorporate similar architectural features that together make up 110,000 square feet of retail. Other uses include Panda express, Subway, Eurostar, KFC/Long John Silver, and Radio Shack		Promote Economic Vitality Stimulate Investment Support Existing Business Improve pedestrian and vehicular circulation	Overcome conditions that prevent viable use of the site
Timeframe 2010-2014			
<b>Josephine Site</b>			
Provide necessary assistance for disposition and development of this 6.8 acre site.	\$1,500,000	Promote Economic Vitality Stimulate Investment	Eliminate physical factors hindering economically viable use of the site
Timeframe 2010-2014			
<b>VHB Wright Road</b>			
This 44-acre property provides an opportunity for mixed use development that can support the Agencies housing and economic development objectives.	\$1,500,000	Promote Economic Vitality Stimulate Investment Housing Production	Eliminate physical factors hindering economically viable use of the site
Timeframe 2010-2014			

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Project/Program Description	Five-Year Estimated Cost	Goals Attained	Blight Elimination
<b>Commercial Corridors Street Beautification</b>			
Develop and implement a streetscape program that includes installation and maintenance of landscape medians, street trees, gateway design elements, and community identification and directional signs.	\$300,000	Support Existing Business Improve pedestrian and vehicular circulation	Eliminate physical factors hindering economically viable use of the site
Timeframe 2010-2014			
<b>Programs</b>			
<b>Commercial Development</b>			
Provide developer assistance in the form of property acquisition and remediation, relocation assistance to businesses and tenants, low or no interest loans, and infrastructure improvements for new development.	\$3,000,000	Promote Economic Vitality Stimulate Investment Generate Employment	Overcome conditions that prevent viable commercial activity
Timeframe 2010-2014			
<b>Industrial/Manufacturing Support</b>			
Provide assistance to retain and expand existing industrial manufacturing uses to create and support employment opportunities in the project area.	\$2,000,000	Job Creation	Eliminate physical factors hindering economically viable use of industrial sites
Timeframe 2010-2014			



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Project/Program Description	Five-Year Estimated Cost	Goals Attained	Blight Elimination
<b>Commercial Rehabilitation</b>			
Provide grant funding or low-interest loan assistance to new or existing businesses that increase job opportunities in the project area.	\$250,000	Promote Economic Vitality Stimulate Investment Generate Employment	Overcome conditions that prevent viable commercial activity
<b>Feasibility Studies and Due Diligence</b>			
Provide funding to undertake feasibility studies for acquisition, disposition, and development of opportunity sites to support community-based uses, attract private investment, and assist in the development of a vibrant community.	\$500,000	Promote Economic Vitality Stimulate Investment Generate Employment	Eliminate physical factors hindering economically viable use of industrial sites Overcome conditions that prevent viable commercial activity
<b>City-Wide Marketing Program</b>			
Provide funding and/or sponsorship for marketing activities to benefit Economic Development. Such programs may include promotional materials, advertisements in trade publications, and any similar community outreach.	\$300,000	Promote Economic Vitality Stimulate Investment	Overcome conditions that prevent viable commercial activity

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Project/Program Description	Five-Year Estimated Cost	Goals Attained	Blight Elimination
<b>Development Assistance for Agency Identified Opportunity Sites</b> Provide assistance to agency identified opportunity sites. Assistance may include loans, land acquisition and disposition, and entitlement assistance.	\$500,000	Promote Economic Vitality Stimulate Investment	Eliminate physical factors hindering economically viable use of industrial sites Overcome conditions that prevent viable commercial activity
<b>Promotional Events and Publications</b> Provide funding and/or sponsorship for community events and publications to promote economic development and community involvement.	\$250,000	Promote Economic Vitality Stimulate Investment	Overcome conditions that prevent viable commercial activity
<b>Planning Documents and Studies</b> Provide funding for a proportionate share of planning studies, master plans, city services studies, and other planning documents and studies that are necessary to comply with state and federal law to adequately plan for the Project Area.	\$500,000	Promote Economic Vitality Stimulate Investment	Eliminate physical factors hindering economically viable use of industrial sites Overcome conditions that prevent viable commercial activity
<b>Graffiti Eradication and Neighborhood Clean-up</b> Provide funding to remove graffiti within the Project Area to eliminate blight in the community that can negatively impact property values and increase the cost of doing business.	\$500,000	Promote Economic Vitality Stimulate Investment	Overcome conditions that prevent viable commercial activity

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Project/Program Description	Five-Year Estimated Cost	Goals Attained	Blight Elimination
<b>Site Improvements, Project Development, Development Assistance and Disposition</b> Manage and make project and disposition decisions for agency owned property and/or projects where the Agency is a partner in order to make timely decision for opportunities that arise during the Implementation Plan period.	\$750,000	Promote Economic Vitality Stimulate Investment	Eliminate physical factors hindering economically viable use of industrial sites Overcome conditions that prevent viable commercial activity
<b>Streetscape Improvements</b> Fund continued façade and streetscape improvements.	\$250,000	Streetscape Enhancement	Overcome conditions that prevent viable commercial activity



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## D. FIVE YEAR IMPLEMENTATION PLAN EXPENDITURES

**Table II-2** summarizes the estimated non-housing program expenditures described in **Table II-1** during the five year Implementation Plan period, 2010 – 2014. Expenditures implement the Agency goals and objectives for the Project Areas in a manner that reflects available revenues for funding projects and activities, and that most effectively addresses blighting conditions within the Project Area. The projected expenditures on Agency non-housing projects and activities included in Table II-2 are an estimate of potential tax increment revenues over the five years by the Redevelopment Program activities.

**TABLE II-2**  
**SUMMARY OF PROJECTED FIVE YEAR NON-HOUSING**  
**REDEVELOPMENT PROGRAM EXPENDITURES 2010 –**  
**2014 LYNWOOD REDEVELOPMENT AGENCY**

Programs and Projects	Estimated Expenditures
Facilitation of Private Investment	\$9,900,000 - \$18,900,000
Business Recruitment and Retention	\$2,800,000
Public Improvements	\$2,300,000
Total	\$15,000,000 - \$24,000,000

## E. FIVE YEAR IMPLEMENTATION PLAN REVENUES

Over the next five years, the Agency will undertake those activities that can be financially supported by its revenue stream. The Agency has three basic revenue sources:

- Annual tax increment revenues,
- Bond issuance proceeds, and
- Other Agency and Non-Agency financial resources.

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## 1. Projected Funds for Non-Housing Program

One of the main sources of revenue available to the Agency for its programs and projects has been and will continue to be property tax increment. Property tax increment is that portion of the total amount of property tax revenues collected annually from all the properties in the Project Area above the amount collected at the time the Project Area was adopted.

The Agency projects that approximately \$3.79 million in funds for the Alameda Area and \$22.1 million for Project Area "A" will be available during the five year Implementation Plan period for non-housing projects, activities, expenses and payments. **Table II-3** summarizes the Agency resources available for non-housing projects during the next five years. **Table II-4** presents the supporting detailed projections including the tax increment revenues, low and moderate income housing set-aside, expenses, payments to taxing entities and debt service for the next five years in each of the project areas.

**TABLE II-3**  
**SUMMARY OF PROJECTED FUNDS FOR NON-HOUSING**  
**REDEVELOPMENT PROGRAM FY 2009/10–FY**  
**2013/14 LYNWOOD REDEVELOPMENT AGENCY**

### ALAMEDA AREA

Fiscal Year	Adjusted Gross Revenues less LMIH Set-Aside and projected pass-through payments
Starting Fund Balance	\$255,595
2009/10	\$675,991
2010/11	\$693,145
2011/12	\$707,300
2012/13	\$722,252
2013/14	\$737,205
Total	\$3,791,487



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## PROJECT AREA "A"

Fiscal Year	Revenues less LMIH Set-Aside and projected pass-through payments
Starting Fund Balance	\$3,098,419
2009/10	\$3,702,001
2010/11	\$3,724,812
2011/12	\$3,795,565
2012/13	\$3,869,314
2013/14	\$3,942,060
Total	\$22,132,171

As indicated on **Table II-4**, the Agency is projected to receive approximately \$4.48 million and \$28.1 million in gross tax increment revenues for Alameda and Area "A" project areas, respectively. The estimated FY 2009/10 combined Redevelopment and Tax Increment fund balances plus other revenues will provide another \$300,000 and \$3.3 million for Alameda and Area "A" respectively. After deducting obligations including the Housing Fund deposits, pass-through payments, Agency administration costs, debt service payments, and other obligations, including the projected Supplemental Education Revenue Augmentation Fund (SERAF) payments, the Agency will have an accumulated surplus of approximately \$170,602 in the Alameda Area. In Project Area "A" there will be an accumulated surplus of approximately \$1,251,459 (note that these amounts include beginning positive 2009/10 balances in the Tax Increment accounts of both project areas).

The Agency will continue to have various administration and operational requirements associated with carrying out projects and activities. These will include program staff, planning functions and legal and other technical assistance. These costs are also represented in **Table II-4**.

As required by the CRL, the Agency will invest its property tax increment revenue in the Project Area to revitalize the Project Area and eliminate blight. Projects and programs that encourage and expand local commercial, retail, industrial and residential opportunities will achieve the greatest return on Agency investment while creating local jobs, enhancing sales tax generation, and increasing property values. Increased property values result in increased tax increment revenues to the Agency, which can then be reinvested in the Project Area.

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## 2. Proceeds from Future Bond Issuance

The Agency has a maximum outstanding bonded indebtedness fiscal limit for the Project Area "A" of \$100 million; there is no limit for the Alameda Project Area. In both project areas, projected growth in assessed property values would support new bond issues as early as 2011/12; however bond proceeds would be maximized by waiting until 2013/14. A bond issuance earlier than 2011/12 is not feasible due to obligations such as the Educational Revenue Augment Fund and outstanding pass-through payments. The maximum estimated bond proceeds total approximately **\$6.2 million**.

The bond sizing analyses contained in Appendix A is based on a 1% annual growth in assessed valuation in all Project Areas, and does not include the LMIH set-aside funds. Depending on the level of success of private development projects such as those listed in Table II-1 and others that may be induced by the redevelopment programs, there is the possibility for future bond issues if those completed projects increase the overall assessed valuations in the Project Areas above the assumed 1% level. The sizing analyses assume issuance of tax exempt bonds at an interest rate of 6%.

## 3. Other Agency and Non-Agency Financial Resources

The Agency will continue to leverage other Agency and non-Agency funds in connection with its redevelopment efforts. If more funds are received, the Agency could undertake additional activities. To assist with financing eligible projects, the Agency could seek local, state and federal funding sources, including the City of Lynwood, Los Angeles County, Southern California Association of Governments, the State of California, and the federal government.

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TABLE II-4  
PROJECTED FUND BALANCES FY 2009/10 TO FY 2013/14 LYNWOOD  
REDEVELOPMENT AGENCY

	Fund	2009-10	2010-11	2011-12	2012-13	2013-14
Alameda Area-Combined Redevelopment and Tax Increment Fund Balances						
<b>Revenue</b>						
Gross Tax Increment	TI	\$847,000	\$871,000	\$895,000	\$920,000	\$945,000
Use of Money & Property	TI	\$8,470	\$8,710	\$8,950	\$9,200	\$9,450
Sale of Real Property		\$0	\$0	\$0	\$0	\$0
Net Bond Proceeds						
Other Revenues	TI					
Loan repayment						
Transfers In	RDA					
<b>Total Revenues</b>		<b>\$855,470</b>	<b>\$879,710</b>	<b>\$903,950</b>	<b>\$929,200</b>	<b>\$954,450</b>
<b>Expenditures</b>						
Housing Set-Aside		\$169,400	\$174,200	\$179,000	\$184,000	\$189,000
SB 813	TI	\$10,079	\$10,365	\$10,651	\$10,948	\$11,246



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Fund		2009-10	2010-11	2011-12	2012-13	2013-14
SB 211 Pass-Through Payments	TI	\$0	\$0	\$2,000	\$7,000	\$12,000
ERAF	TI					
Alameda Area-Combined Redevelopment and Tax Increment Fund Balances						
SERAF		\$339,042	\$87,049			
Administrative & Professional Services	RDA	\$508,200	\$522,600	\$537,000	\$552,000	\$567,000
Capital Projects						
Bond Debt Service	TI	\$104,130	\$101,740	\$104,063	\$101,227	\$103,274
Transfers Out	TI					
Total Expenditures		\$1,141,411	\$895,954	\$832,714	\$855,175	\$882,519
Revenue-Expense (Deficit)		(\$285,941)	(\$16,244)	\$71,237	\$74,025	\$71,931
Beginning Fund Balance	TI	\$255,595	(\$30,346)	(\$46,591)	\$24,646	\$98,671
Ending Fund Balance	TI	(\$30,346)	(\$46,591)	\$24,646	\$98,671	\$170,602
Revenue						
Gross Tax Increment	TI	\$5,373,000	\$5,499,000	\$5,629,000	\$5,761,000	\$5,895,000
Use of Money & Property	TI	\$53,730	\$54,990	\$56,290	\$57,610	\$58,950
Sale of Real Property		\$0	\$0	\$0	\$0	\$0
Net Bond Proceeds						
Other Revenues						

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	Fund	2009-10	2010-11	2011-12	2012-13	2013-14
Loan repayments (Gallo, R. Valera)		\$45,950				
Enterprise Zone Fee	RDA	\$4,260	\$4,260	\$4,260	\$4,260	\$4,260
<b>Total Revenues</b>		<b>\$5,476,940</b>	<b>\$5,558,250</b>	<b>\$5,689,550</b>	<b>\$5,822,870</b>	<b>\$5,958,210</b>
<b>Project Area "A" - Combined Redevelopment and Tax Increment Fund Balances</b>						
<b>Expenditures</b>						
Housing Set-Aside		\$1,040,000	\$1,063,000	\$1,087,000	\$1,111,000	\$1,136,000
Notice of Decision	TI			\$250,000		
Pass-Through Payments	TI	\$498,000	\$521,000	\$546,000	\$570,000	\$595,000
Outstanding pass-through obligation		\$198,854				
<b>Project Area "A" - Combined Redevelopment and Tax Increment Fund Balances</b>						
Sec 33401 payment to County		\$63,939	\$65,438	\$66,985	\$68,556	\$70,151
Sec 33676 payment to County		\$173,000	\$184,000	\$194,000	\$204,000	\$215,000
ERAF	TI	\$10,560				
SERAF		\$1,968,172	\$502,239			
Reimbursement to LMIHF		\$660,000				
Administrative & Professional Services	RDA	\$2,166,500	\$2,218,000	\$2,271,000	\$2,325,000	\$2,379,500
Payments to Grae Ventures	RDA	\$79,854	\$79,853	\$79,854	\$79,853	\$79,854
Payments to City Advance No. 2		\$107,900	\$104,000	\$100,100	\$96,200	\$84,500



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	Fund	2009-10	2010-11	2011-12	2012-13	2013-14
Bond Debt Service	TI	\$1,013,446	\$1,008,819	\$1,016,853	\$1,012,592	\$987,209
<b>Total Expenditures</b>		\$7,980,224	\$5,746,349	\$5,611,792	\$5,467,201	\$5,547,213
<b>Revenue-Expense (Deficit)</b>		<b>(\$2,503,284)</b>	<b>(\$188,099)</b>	<b>\$77,758</b>	<b>\$355,669</b>	<b>\$410,997</b>
Beginning Fund Balance	TI	\$3,098,419	\$595,135	\$407,035	\$484,793	\$840,462
Ending Fund Balance (Deficit)	TI	\$595,135	\$407,035	\$484,462	\$840,462	\$1,251,459

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## III. HOUSING COMPONENT

In addition to the housing obligations established by the CRL, the Lynwood Redevelopment Agency is obligated to provide housing in compliance with the Notice of Ruling for Rogel vs. Redevelopment Agency City of Lynwood. Together, the CRL and Rogel Ruling establish the Agency's housing obligations. This section describes the framework for the Agency's Housing Program goals and expenditures. Pursuant to State law, the Agency is guided by the City's General Plan Housing Element. This chapter is organized as follows:

- Section A includes the Housing Production Plan.
- Section B describes the Replacement Housing Plan.
- Section C details the Housing Fund deposits and expenditures for five years.
- Section D includes the Agency's Affordable Housing Program.
- Section E describes the completion of housing obligations.

The Housing Component of the Implementation Plan is required to set forth housing goals and objectives for the five year Implementation Plan period (2010 – 2014); present estimates of Housing Fund deposits, describe potential projects and estimated expenditures planned for the five year implementation plan period; and explain how the stated goals, objectives, deposits, programs, projects and expenditures will produce affordable housing units to meet these obligations. The implementation plan includes the following affordable housing planning components:

- The Housing Production Plan, including the total number of housing units estimated to be produced and the number of affordable housing units to be produced for two time periods:
  - For the 10-year compliance period (2010 – 2019), and
  - Over the life of the Redevelopment Plan (through July 2029 for Project Area "A" and through January 2016 for the Alameda Project Area).
- Identification of proposed locations for necessary replacement housing.

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- Amount available in the Housing Fund, estimates of annual deposits into the Housing Fund during the five year Implementation Plan period, and the Agency's plans for using the annual deposits to the Housing Fund, including estimated expenditures of moneys from the Housing Fund during each of the five years.
- The Affordable Housing Program with estimates of the number of new, rehabilitated or price restricted affordable housing units to be assisted by the Housing Fund during each of the five years.
- A description of how the Affordable Housing Program will implement the Housing Fund expenditure targeting and other requirements.

## A. HOUSING PRODUCTION PLAN AND AFFORDABLE HOUSING OBLIGATION

This section constitutes the Housing Production Plan for the Agency's 10-year housing compliance period and over the life of the Project Area. It includes estimates of housing production subject to the affordable housing production requirement and the Agency's strategy for meeting its affordable housing production obligation.

The Alameda Project Area was adopted in 1975 and is therefore exempt from the inclusionary requirements of AB 1290 and its amendments.

Project Area "A" was established in 1973 but was amended in 1981 and 1989 to add land area, and is, therefore subject to the affordable housing production requirement. For Agency produced housing units, the CRL inclusionary housing obligation requires at least 30 percent of all new or substantially rehabilitated housing units developed by the Agency be affordable to persons and families of very low, low or moderate income. Of those units, at least 50 percent must be affordable to very low-income households. This requirement applies only to units developed by an Agency and does not apply to units developed by housing developers pursuant to agreements with an Agency. The Agency has not directly developed housing in the past, nor does it have plans to do so in the future. Therefore, the Agency does not have an affordable housing production requirement of 30 percent with respect to Agency-developed housing.

When new dwelling units are developed in a project area by public or private entities other than the Agency or when housing is substantially rehabilitated in a project area by public or private entities with Agency assistance, the CRL requires that at least 15 percent of these units must be affordable to very low, low or moderate income households. Of those units, at



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least 40 percent must be affordable to very low-income households. This affordable housing production requirement applies to the Project Area, as discussed below.

Units produced toward the Agency's affordable housing production obligation are also required by the CRL to meet the length of affordability covenant standards. Currently, affordability covenants are to be no less than 55 years for rental units and 45 years for owner occupied units to meet CRL housing production requirements. Over the life of the Agency, the duration requirements for affordability covenants have changed. The Agency housing production units and regulatory agreements reflect these changes to state law.

The Agency's affordable housing production requirement must be satisfied in the aggregate for each successive ten-year period during the life of the Redevelopment Plan, as well as over the life of the Redevelopment Plan. Consequently, the Housing Production Plan is organized to meet CRL requirements for each 10-year compliance period as well as over the life of the Plan. The Housing Production Plan compliance periods for the Agency are as follows for each project area:

Reporting Period	Project Area A	Alameda Project Area
1	1973 – 2009	1975 – 2009
2	2010 – 2019	2010 – January 2016
3	2020 – July 2029	NA

## 1. Housing Production and Obligation (through FY 2008/09)

On March 23, 2009 the Superior Court for the County of Los Angeles issued a Notice of Ruling in the case of Esperanza Rogel et.al vs. Redevelopment Agency of the City of Lynwood. Among other things, the Ruling establishes the Agencies inclusionary housing obligation [Health and Safety Code §33413(b)] and replacement housing obligations [Health and Safety Code §33413(a)] as described in **Table III-2**:

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**TABLE III-1**  
**HOUSING REQUIREMENT UNDER NOTICE OF RULING**  
**ROGEL VS. REDEVELOPMENT AGENCY CITY OF**  
**LYNWOOD**

Unit Type or Category	Number of Units
<b>Total Units<sup>1</sup></b>	91
<b>Total Replacement Units</b>	49
<b>Total Inclusionary Units</b>	42
<i>For all Units:</i>	
Non Age-restricted Units <sup>2</sup>	> 86
Minimum New Construction	40
Very Low Income <sup>3</sup>	45.5 (46) <sup>3</sup>
Total LMIH RHNA Proportions <sup>4</sup>	45.5 (46) <sup>3</sup>
- Moderate Income	24
- Low Income	22
- Extremely Low Income <sup>6</sup>	n/a

<sup>1</sup> Construction for all units shall commence on or after February 23, 2009; and all units shall be available for occupancy on or after Mar. 31, 2015.

<sup>2</sup> At least 95% of units must be available to persons regardless of age

<sup>3</sup> Fifty percent of all replacement and inclusionary units must be for households at or below very low income.

<sup>4</sup> All remaining units will adhere to RHNA proportions, applicable to low and moderate income units, and exclusive of very low income units

<sup>5</sup> A partial unit is not a possible outcome, so the fraction is rounded up to create a whole unit.

<sup>6</sup> Extremely low income housing is included in within the very low income requirements; the ruling stipulates the fifty percent of all units must be affordable to households at or below very low income.

The Rogel Ruling also stipulates that the Agency will:

- Establish, fund and administer a separate and segregated Low and Moderate Income Housing Fund (LMIHF) in accordance with California Community Redevelopment Law (CRL);
- Deposit \$312,000 plus accrued interest in to the LMIHF as an initial deposit to account for LMIHF fund obligations that were missed or deficient between fiscal years 1994-1995 and the current fiscal year, 2008-2009;



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- Deposit \$250,000 into the LMIHF within eighteen months of the court order (March 31, 2009) to account for planning and administrative costs due to the fund; and
- Requires the Agency to hire a redevelopment specialists to render an opinion in an Advisory Housing Report regarding any other actions necessary to bring the Agency into complete compliance with the law, including;
  - i) an opinion of the Agency's outstanding replacement and inclusionary housing obligations; ii) an opinion of the Agency's outstanding affordability covenants with respect to the replacement and inclusionary units that must constructed or rehabilitated in compliance with the ruling and since fiscal year 1994-1995;
  - ii) an opinion of the propriety of Agency expenditures from its LMIHF since fiscal year 1996-1997 to March 31, 2009; and
  - iii) an opinion of the Agency's obligations with respect to excess surplus amounts and any related interest and penalties.

The Implementation Plan contains Housing Production and Replacement Housing plans to implement the Rogel Ruling and CRL. It is possible that findings from the pending Advisory Housing Report regarding housing obligations, LMIH fund accounting or other critical data may differ from the information contained in this Implementation Plan and may require that modifications be made to the content of this plan.

Following the Rogel Ruling, the Agency completed several housing projects that resulted in the production or substantial rehabilitation of below market rate units. The Agency reports that 19 housing units were developed or substantially rehabilitated in Project Area A through 2009, and 5 units were developed or substantially rehabilitated outside of the project area during the same period. **Table III-1** summarizes the type and affordability levels of these housing units.

## PART II: PROPERTY DISPOSITION & USE

### PROGRAM CHANGES:

Also stated as part of the Plan, the Implementation Plan identifies the most probable implementation activities over the period between FY 10/11 and FY 14/15. Other, unforeseen, public and private projects may become feasible and beneficial in eliminating blight or providing housing, it may be necessary to make changes to programs and activities and to the priorities assigned to those programs and activities.

Whether or not identified in the Implementation Plan, projects and programs may be constructed or funded by the Agency during the period covered by this Implementation Plan, if the agency finds that:

1. The goals and objectives of the Redevelopment Plans are furthered;
2. Specific conditions of physical or economic blight within the Project areas will be mitigated in whole or in part through implementation of the project; and
3. Project specific conditions, including financial feasibility, require the implementation of the project at the time in question.

In light of the dissolution of the Redevelopment Agency and our ever changing economy, we request the ability to reserve the stated right to address the use of included properties to best suit the current needs of the Community in accordance with stated goals and objectives for the Redevelopment Plan.

**TABLE III-2**  
**SUMMARY OF HOUSING PRODUCTION**  
**LYNWOOD REDEVELOPMENT AGENCY**

Project Name	Housing Type	Tenure Type	Total Units	Total Affordable Units	Extremely Low	Very Low	Low	Moderate
<b>Project Area A</b>								
11300 Atlantic Ave.	Multi-Family	Rental	15	15	1	7	7	0
3254 Palm Ave.	Single Family	Ownership	3	3			3	0
12698 Hansa Court	Single Family	Ownership	1	1			1	
<b>Subtotal</b>			<b>19</b>	<b>19</b>	<b>1</b>	<b>7</b>	<b>11</b>	
<b>Outside the Project Area</b>								
3858 Virginia	Single Family	Ownership	1	1			1	
3250 Magnolia	Multi-Family	Rental	3	3		2	1	
3076 Redwood	Single Family	Ownership	1	1			1	
<b>Subtotal</b>			<b>5</b>	<b>5</b>		<b>2</b>	<b>3</b>	
<b>Total Completed Units</b>			<b>24</b>	<b>24</b>	<b>1</b>	<b>9</b>	<b>14</b>	

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## 2. Ten-Year Production and Obligation (2010 – 2019)

To estimate the number of housing units that need to be affordable to households earning less than 120% of the County median income, the Agency has evaluated past housing production activity, existing housing obligations, available vacant and underdeveloped property, the RHNA allocation, and existing land use requirements. Historically, housing production within the project area has been limited by the fact that much of the land is located within the public right-of-way or along commercial corridors. The Rogel Ruling will result in a more rapid pace of residential development during this Implementation Plan cycle, but the Agency anticipates the pace of residential development to return to the historically slower average of approximately 6 units a year in subsequent Implementation Plan cycles. **Table III-3** contains a Forecast of the total number of units, the number of affordable units, and the number of units that will be affordable to very low income households the Agency will produce in the next 10 years.

## 3. Production and Obligation over the Life of the Redevelopment Plan

The Agency has also evaluated the potential for future housing production in the Project Area and developed a projection of units likely to be produced over the life of the Redevelopment Plan. These projections are based on the potential for new development on existing vacant residential parcels, the opportunity for substantial rehabilitation with Agency assistance, the possibility for federal and state funding, and the anticipated date of development. **Table III-3** includes a forecast of housing activity for the duration of the Redevelopment Plan that is based on historical production and an analysis of remaining developable residential land, the potential for substantial rehabilitation with Agency assistance, and other opportunities. Using these factors, the Agency has forecast housing development for the duration of the Redevelopment Plan.



TABLE III-3 HOUSING PRODUCTION NEEDS BY TIME PERIOD

	Housing Production Needs in Project Area by Time Period						Redevelopment Plan Duration		
	10 Year Forecast								
	2010	2011	2012	2013	2014	2010 - 2014		2015 - 2019	Total
Projected Housing units Privately Constructed and Substantially Rehabilitated	10	10	99	6	6	131	30	161	206
Obligations									
Rogel Ruling (Includes Replacement Housing)	2	2	86	0	0	91		91	91
# Very Low						46		46	46
Inclusionary Units (15%)						20	5	25	31
# Very Low Units (40%)						8	2	10	12
Replacement Units						18		18	18
Projected Housing units Constructed and Substantially Rehabilitated by the Agency	0	0	0	0	0	0	0	0	0
Total Production						131		161	206
Total Affordable Obligation						129		133	140
Rogel Ruling						91		91	91
Inclusionary Units						20		24	31
Replacement Units						18		18	18
# Very Low Income Units						54		56	58



# IMPLEMENTATION PLAN

## 4. Agency's Plan to Meet Its Affordable Housing Obligation

The Agency has supported, and will continue supporting, the development of affordable housing both inside and outside the Project Area. Anticipated future projects will continue the Agency's compliance through the remaining life of the Redevelopment Plan. The Agency will continue to provide assistance to units outside of the Project Area as well as units within the Project Area.

The Agency plans to meet its obligation through Agency assistance for affordable housing development and substantial rehabilitation performed primarily by private and non-profit affordable housing developers. **Table III-4** identifies projects the Agency is actively pursuing to provide additional housing opportunities in Lynwood, and **Table III-5** provides a comparison between the Agencies Housing Obligation and anticipated production in the next 5 and 10 years.

In March of 2005, the City of Lynwood adopted an ordinance that requires all residential development projects within Project Area "A" of seven or more units to construct fifteen percent of the total number of dwelling units within the development as affordable units. Units must be made available to Moderate, Low and Very Low income households based on prescribed standards provided in Article 24 of the Municipal Code. The inclusionary housing ordinance will assist the Agency in meeting its affordable housing obligation.

**TABLE III-4**  
**SUMMARY OF PROJECTED HOUSING PRODUCTION**  
**LYNWOOD REDEVELOPMENT AGENCY**

Project Name	Housing Type	Tenure Type	Total Units	Total Affordable Units	Extremely Low	Very Low	Low	Moderate
<b>Project Area A</b>								
Atlantic & Carlin (Park Place)	Multi-Family	Rental	99	98	10	59	29	0
<b>Subtotal</b>			<b>99</b>	<b>98</b>	<b>10</b>	<b>59</b>	<b>29</b>	<b>0</b>
<b>Outside Project Area</b>								
Muriel/Thorson	Single Family	Ownership	6	6	0			6
4267 Fernwood	Single Family	Ownership	3	3			3	
4237 Imperial Highway	Single Family	Ownership	10	10	0	0	10	0
5525 Clark	Single Family	Ownership	1	1			1	
<b>Subtotal</b>			<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>6</b>
<b>Planned Units</b>			<b>119</b>	<b>118</b>	<b>10</b>	<b>59</b>	<b>43</b>	<b>6</b>

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**TABLE III-5**  
**HOUSING PRODUCTION AND AFFORDABLE HOUSING**  
**OBLIGATION 2010-2014 IMPLEMENTATION PLAN**  
**LYNWOOD REDEVELOPMENT PROJECT AREAS**

Obligation	Total Affordable Units	Extremely Low	Very Low	Low	Moderate
Rogel Requirements	91	0	46	22	23
Inclusionary Requirements	20	0	8		12
Replacement Requirements	18	0	1	4	13
<u>Subtotal</u>	<u>129</u>	<u>0</u>	<u>55</u>	<u>26</u>	<u>48</u>
Proposed					
Units Produced	22*	1	8	13	0
Planned Units	108*	10	59	36	3
<u>Subtotal</u>	<u>130</u>	<u>11</u>	<u>67</u>	<u>49</u>	<u>3</u>
<b>Surplus/(Deficit)</b>	<b>1</b>	<b>11</b>	<b>12</b>	<b>23</b>	<b>(45)</b>

*Total number of affordable units have been adjusted to reflect the 1:2 credit for below market rate housing units constructed outside of the Project Area*

## B. REPLACEMENT HOUSING

Pursuant to the Rogel Ruling, the Agency has an obligation to construct, or substantially rehabilitate forty-nine (49) replacement dwelling units by March 31, 2015. The agency also anticipates the need to replace 21 units that would be displaced as the result of constructing the three projects. Specifically, the Agency expects to replace 17 units that would be displaced while constructing the Park Place Project, two units that would be displaced as the result of constructing the project at 4237 Imperial Highway, and two units that would be demolished in conjunction with a project at 3187 – 3119 Norton. The Agency has adopted a Replacement Housing Plan for each of these projects and expects to complete replacement housing construction pursuant to **Table III-6**.



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**TABLE III-6  
REPLACEMENT HOUSING OBLIGATION  
LYNWOOD REDEVELOPMENT PROJECT AREAS**

Reason For Obligation	No. Units Demolished	No. of BRs	Replacement Units	Income Category Requirements <sup>1</sup>			Replacement Deadline
				VL	L	Mod	
Rogel Ruling	49	N.A	49	24	12	13	March 31, 2015
Park Place	6	14	14		3	11	Within 4 years of Removal
Imperial Hwy.	2	2	2		1	1	Within 4 years of Removal
Norton	2	4	2	1		1	Within 4 years of Removal
Total	59		67	25	16	26	

<sup>1</sup>Income category requirements for the Rogel ruling are dependent on several dynamic factors.

In the event the Agency were to undertake projects that could result in the additional displacement of households in the next 10 years, the Agency would provide replacement units and relocation assistance pursuant to State requirements.

## C. LOW AND MODERATE-INCOME HOUSING FUND

The CRL requires an agency to set aside 20 percent of its annual tax increment revenues into the Low and Moderate Income Housing Fund (Housing Fund) for the purpose of increasing, improving and preserving the community's supply of affordable housing. The primary funding source for the Agency's affordable housing activities during the Implementation Plan period will be the 20 percent portion of annual tax increment revenue deposited by the Agency into its Housing Fund.

The Agency will also seek to combine its Housing Fund revenue with other funding sources devoted to the provision of affordable housing to maximize the number of affordable units that can be developed or rehabilitated with available Housing Funds. Federal funding sources include the Community Development Block Grants (CDBG) and HOME Investment Partnership funds from the U.S. Department of Housing and Urban

# IMPLEMENTATION PLAN

Development (on a project-specific basis). Statewide sources of funding include revenues from the 2006 Proposition 1C, targeting spending on affordable housing production near transportation centers. The Agency can develop nonprofit partnerships to allow the City to leverage local funds with outside sources such as California Housing Finance Commission (CalHFA), Department of Housing and Community Development (HCD) program funds, the Low-Income Housing Tax Credit program, bond proceeds, and private investments.

The history, status and estimated future level of deposits to the Housing Fund are described below.

## 1. Income Levels and Affordable Housing Costs

Agencies are specifically required to expend their Housing Fund moneys to assist very low, low and moderate income households, generally defined as:

- Very Low-Incomes up to 50 percent of area median-income, adjusted for household size;
- Low-Incomes from 50 percent up to 80 percent of area median-income, adjusted for household size; and
- Moderate-Incomes from 80 percent up to 120 percent of area median-income, adjusted for household size.

**Table III-7** shows the maximum income limits for each income level by household size, published in 2008 by the HCD utilizing income limits prepared by HUD for Los Angeles County.



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**TABLE III-7**  
**2009 LOS ANGELES COUNTY MAXIMUM INCOMES BY**  
**INCOME CATEGORY AND HOUSEHOLD SIZE FOR THE**  
**LYNWOOD REDEVELOPMENT AGENCY**

Household Size <sup>1</sup>	Income Limits by Income Category*			
	Extremely Low Income Maximum (30% AMI) <sup>2</sup>	Very Low Income Maximum (50% AMI)	Low Income Maximum (80% AMI)	Moderate Income Maximum (120% AMI)
1-Person	\$16,650	\$27,750	\$44,400	\$52,150
2-Persons	\$19,050	\$31,700	\$50,750	\$59,600
3-Persons	\$21,400	\$35,700	\$57,100	\$67,050
4-Persons	\$23,800	\$39,650	\$63,450	\$74,500
5-Persons	\$25,700	\$42,800	\$68,550	\$80,450
6-Persons	\$27,600	\$46,000	\$73,600	\$86,400
7-Persons	\$29,500	\$49,150	\$78,700	\$92,400
8-Persons	\$31,400	\$52,350	\$83,750	\$98,350

\* This chart represents income limits under the County of Los Angeles Affordable Housing Program effective April 2, 2009.

**Notes:**

<sup>1</sup> The 2009 State area median income (AMI) for a four-person household in Los Angeles County is \$62,100.

<sup>2</sup> Income limits for extremely low, very low, and lower income households are established by the US Department of Housing and Urban Development on an annual basis. Income limits for moderate income households and the area median income are established by the California Department of Housing and Community Development on an annual basis.

Housing assisted by the Housing Fund must be available to, and occupied by low and moderate- income households at an affordable housing cost in accordance with the CRL. The affordable housing cost definitions presented in **Table III-8** apply.

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**TABLE III-8**  
**2009 LOS ANGELES COUNTY**  
**AFFORDABLE HOUSING COST LIMITS**

Tenure and Number of Bedrooms	Income Category			
	Extremely Low Income	Very Low Income	Low Income	Moderate Income
<b>Renter-Occupied</b>				
0 Studio (1 Person)	\$323	\$543	\$652	\$1,195
1 Bedroom (2 Persons)	\$373	\$621	\$745	\$1,366
2 Bedrooms (3 Persons)	\$419	\$699	\$838	\$1,537
3 Bedrooms (4 Persons)	\$466	\$776	\$932	\$1,708
4 Bedrooms (5 Persons)	\$503	\$838	\$1,006	\$1,844
<b>Owner-Occupied</b>				
0 Studio (1 Person)	\$323	\$543	\$761	\$1,395
1 Bedroom (2 Persons)	\$373	\$621	\$869	\$1,594
2 Bedrooms (3 Persons)	\$419	\$699	\$978	\$1,793
3 Bedrooms (4 Persons)	\$466	\$776	\$1,087	\$1,992
4 Bedrooms (5 Persons)	\$503	\$838	\$1,174	\$2,152

a. Rental housing costs include rent and utility allowance. Affordable housing costs are adjusted by number of persons in household.  
b. The CRL requires HCD median income figures published by HCD, and not HUD, to be utilized. In many instances, this causes CRL-restricted rents to be lower than HOME rents and low income housing tax credit rents. In the instance a project receives Housing Fund and HOME or tax credit assistance, the owner must comply with all applicable legal requirements and the lower CRL-restricted rents will prevail.  
c. With optional higher housing cost linked to actual income at upper end of income category.  
Source: CRL Sections 50052.5 and 50053(b).

## 2. History and Status

The Agency has made deposits to the Housing Fund in an amount not less than 20 percent of the cumulative tax increment revenue allocated to the Agency. At the end of FY 2009/10, the Housing Fund balance is estimated to be \$1,497,355 in Project Area "A", and \$951,201 in the Alameda Project Area. As described below, no excess surplus funds are expected within Project Area A, but there is the potential for excess surplus funds in the Alameda Project Area.

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	LMIHF Excess Surplus	
	Area "A"	Alameda
LMIHF 2009-10 (estimated ending balance)	\$1,497,355	\$951,201
Aggregate Deposited 2006-2009	<u>\$3,755,392</u>	<u>\$717,169</u>
Potential Excess Surplus	-\$2,258,037	\$234,032

## 3. Estimated Revenues During the Implementation Plan Period

The Agency estimates that the cumulative deposit of tax increment revenue into the Housing Fund between FY 2009/10 and FY 2013/14, will be \$5,437,000 in Project Area "A" and \$895,600 in the Alameda Project Area as shown in **Table III-9**. After deducting Agency administration costs and debt service, the Agency will have approximately \$5.7 million available for its Housing Program through FY 2013/14.

## 4. Estimated Expenditures During the Implementation Plan Period

To carry out the Agency's Affordable Housing Program, described in Section D, the Agency estimates expenditures for housing activities of approximately \$9.89 million as shown in **Table III-6**. Projected tax increment revenue deposits to the Housing Fund over the next five years (\$5.72 million) and the current Housing Fund balance (\$3.35 Million) would provide approximately \$9.07 million for housing projects and programs and leave the Agency with an anticipated \$820,000 shortfall. To adequately fund the Agency's planned expenditures for housing projects and activities during the Implementation Plan period as well as to cover estimated administrative expenses, the Agency will need to issue bonds, allocate additional Tax Increment, or find additional funding sources (e.g. Tax Credits, CDBG & Home Program Funds, etc.).

The Agency plans to spend its Housing Fund to target specific income groups and non-age restricted housing as required by the CRL and as described in Section D below. The Agency will make every effort to encourage the development of housing affordable to a variety of income levels and needs. By combining various funding sources, and in partnership and collaboration with others dedicated to the development of affordable housing, the Agency is confident it will be able to meet its housing expenditure obligations.



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**TABLE III-9  
PROJECTED REVENUES AVAILABLE FOR HOUSING  
PROGRAM FY 2009/10 TO FY 2013/14 LYNWOOD  
REDEVELOPMENT AGENCY**

Project Area "A"	Projected Set-Aside	Administration Costs	Net Set-Aside
2009-10	\$1,040,000	\$234,000	\$806,000
2010-11	\$1,063,000	\$239,175	\$823,825
2011-12	\$1,087,000	\$244,575	\$842,425
2012-13	\$1,111,000	\$249,975	\$861,025
2013-14	\$1,136,000	\$255,600	\$880,400
Total Area "A"	\$5,437,000	\$1,223,325	\$4,213,675

Alameda Area	Projected Set-Aside	Administration Costs	Net Set-Aside
2009-10	\$169,400	\$84,700	\$84,700
2010-11	\$174,200	\$87,100	\$87,100
2011-12	\$179,000	\$89,500	\$89,500
2012-13	\$184,000	\$92,000	\$92,000
2013-14	\$189,000	\$94,500	\$94,500
Total Alameda Area	\$895,600	\$447,800	\$447,800
Total Both Areas	\$6,332,600	\$1,671,125	\$4,661,475

Expenditure Type	Amount
New Construction	\$5,250,000
Rehabilitation	\$1,250,000
Acquisition	\$2,000,000
Design	\$390,000
Technical Assistance	\$1,000,000

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## D. AFFORDABLE HOUSING PROGRAM

During the five year Implementation Plan period, the Agency will concentrate on housing activities that are most applicable to the Agency's goals and objectives. In developing its Affordable Housing Program, the Agency has been guided by the goals, policies and programs of the City's Housing Element. Implementation Plan housing objectives will help the City implement the following Housing Element goals:

- Conserve and improve Lynwood's existing affordable housing supply.
- Facilitate and encourage the development of the housing to meet regional housing needs allocations established by the Southern California Association of Governments (SCAG).
- Expand housing opportunities for the elderly, the disabled, and households with very low to moderate income, and persons with special housing needs.
- Prohibit discrimination in the provision of housing based on race, color, religion, sex, age, marital status, national origin, ancestry, familial status, disability, or sexual orientation, and to promote equal housing opportunities.
- Adopt and implement a Housing Element that is in compliance with State law and the requirements of the State Department of Housing and Community Development.

The Agency is committed to creating affordable housing that assists the City in achieving the goals presented in the Housing Element, as permitted under the CRL.

### 1. Affordable Housing Program Components

The Agency recognizes the important role of the Affordable Housing Program and its activities in its overall Redevelopment Program. Consequently, the proposed Affordable Housing Program should be viewed not simply as the means of implementing the Agency's stated goals and objectives related to affordable housing, but as a key element in its overall blight alleviation and revitalization efforts. The Agency's Affordable Housing Program has two primary components, development of an affordable housing strategy and its implementation.



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## a. Development of an Affordable Housing Strategy

The Agency plans to develop a housing strategy for how to best use Agency resources for increasing the supply of affordable housing in the community. The housing strategy will include specific programs aimed to address the community's housing needs. Programs to be considered may include Agency-assisted multifamily rental housing, affordable housing agreements with developers, a rental rehabilitation loan program, and a homebuyer assistance program. Staff will return to the Agency Board with a detailed housing strategy. All of the programs in the strategy must comply with the requirements outlined in the Rogel Ruling and must also be in accordance with CRL.

## b. New Projects and Programs

Based on the affordable housing strategy, the Agency will pursue housing programs and development projects through partnerships with non-profit housing agencies and developers. To successfully meet its obligations and accomplish the goals set forth in this plan, the Agency will also need to allocate funds and resources towards complimentary activities. Activities that directly support compliance with the Rogel Ruling, CRL and the goals of this Implementation Plan include:

- Acquisition – Any funds or activities that support the acquisition of land or properties to meet the Agency's goals and obligations.
- Site assembly – Any funds or activities that support the assemblage of parcels to create a site that can be fully developed in accordance with the goals and obligations of this plan, and within the context of current market conditions in the City.
- Site preparation – Any funds or activities required to prepare a site to attract or encourage development within the context of prevailing market conditions in the City.
- Design – Any funds or activities to support the architecture and design of developments to meet the
- Technical Assistance – Any funds or activities to support the Agency's ability to perform its work in an efficient and timely manner within the parameters of CRL. These activities include the Redevelopment Specialist to perform the Advisory Housing Report as stipulated in the Rogel Ruling.

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## 2. Proposed Affordable Housing Activities

The Agency plans to target its Housing Fund to provide affordable housing units for the changing needs of the community. The Housing Fund will be utilized in conjunction with other funding sources to serve very low, low and moderate income households based on the community's fair share of regional housing needs as determined by SCAG and the Agency's determination and prioritization of the community's housing needs.

The Agency staff has begun to identify sites for development of affordable housing. They will continue to work with nonprofit developers regarding the most feasible ways to develop affordable housing and will continue to leveraging Agency funds to the greatest extent possible. While not an exhaustive list, the projects identified in **Table III-13** are expected to form the backbone of the Agency's housing efforts during the Implementation Plan cycle. The Agency will continue to explore opportunities to develop affordable multifamily and senior housing units in the Project Area.

The Agency will encourage the preservation and development of housing affordable to a variety of income levels by combining various funding sources. Leveraging other funding sources devoted to the provision of affordable housing will maximize the number of affordable units that can be developed or substantially rehabilitated. By partnering and collaborating with other entities dedicated to the preservation and development of affordable housing, the Agency is confident that it will be able to meet its affordable housing production obligations and expenditure requirements within the compliance period ending in FY 2013/14, as well as over the life of the Redevelopment Plan.

It should be noted, however, that several factors may result in estimated expenditures and unit production being either less than or greater than what is projected for any given year. These factors include the timing of the development process, the levels of Housing Fund revenue and other public assistance, development opportunities, land availability, cost of construction material and labor, cost of financing, neighborhood acceptance, environmental, and other issues.

## 3. Affordable Housing Assisted by Housing Fund

The Agency expects to take advantage of various opportunities to preserve and facilitate the development of housing affordable to households whose basic needs are not met by the private housing market in a manner that is consistent with the CRL and the City's Housing Element.

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The Agency will utilize its Housing Fund as well as other local, state and federal funding sources to assist nonprofit developers to create and preserve affordable housing within the community as well as to meet the CRL's housing production and expenditure requirements.

**Table III-12** presents the housing units to be assisted by the Housing Fund over the Implementation Plan period, as well as through the CRL production compliance period ending in FY 2013/14. In summary, from FY 2007/08 through FY 2013/14, the Agency plans to assist in the production of 142 affordable housing units.

Please note the number of affordable housing units in **Table III-12** does not correspond to the number of affordable housing units in **Table III-4**, which presents affordable housing units produced with and without Agency assistance. Affordable units produced outside the Project Area are counted on a one for two basis for purposes of calculating the affordable housing produced to meet the affordable housing production obligations presented in **Table III-2**.

## 4. Housing Fund Targeting Requirement

The CRL imposes Housing Fund expenditure requirements based on the proportion of the unmet need for housing affordable to households of very low, low and moderate incomes. It also limits the percentage of Housing Fund expenditures that can be spent on age restricted housing. The Housing Fund expenditure requirements must be met over the duration of the 10-year compliance periods. Compliance with targeting requirements is measured based on dollars expended over the current compliance period, which spans from January 1, 2002 through December 31, 2014. The following sections describe in greater detail the Agency's requirements to target the Housing Fund expenditures by income need and non-age restricted housing.

### a. Targeting According to Income Need

Agencies must target the use of Housing Fund moneys to specific income levels. Funds must be spent to assist low and moderate income households in at least the same proportion as the ratio of (1) the total number of housing units needed for each of these income groups in the community to (2) the number of units needed for very low, low and moderate income groups within the community. This income-targeting obligation must be met over the 10-year compliance period. However, the initial period for meeting this requirement is January 1, 2002, the date the targeting requirement became effective, through the 10-year compliance period ending in December 31, 2014.

The regional fair share housing need allocation must be used to determine the targeting obligation. SCAG has determined the affordable housing need for the City of Lynwood in



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its regional fair share allocation for 2007 through 2014. **Table III-10** shows the fair share allocation applicable to the Agency for housing affordable to persons at or below 120 percent of median income.

**TABLE III-10**  
**SCAG REGIONAL FAIR SHARE ALLOCATIONS**  
**2007-2014 AFFORDABLE HOUSING NEED BY INCOME**  
**CATEGORY, CITY OF LYNWOOD**

Income Level	2007-2014 RHNA Need
Extremely Low <sup>2</sup>	44
Very Low	45
Low	55
Moderate	60
Above Moderate	159
Total	363

As **Table III-10** indicates, the Agency is required to expend Housing Fund moneys in the following proportions: at least 28 percent for units affordable to very low-income households, at least 34 percent for units affordable to low-income households, and no more than 38 percent on housing affordable to moderate income households. However, the Agency is entitled to expend a disproportionate amount of the funds for very low-income households, and to subtract a commensurate amount from the low and/or moderate-income thresholds. Similarly, the Agency can provide a disproportionate amount of funding for low-income housing by reducing the amount of funds allocated to housing affordable to moderate income households. In no event can the expenditures targeted to housing affordable to moderate income households exceed the RHNA proportion of homes in this category 38 percent).

The Agency plans to meet its income targeting requirements based on its fair share of regional housing needs as determined by SCAG in the proportions described above, from January 1, 2002 through the end of the compliance period in 2014.

## b. Targeting to Non-Age Restricted Housing

In addition to the requirement outlined above, as of January 1, 2002, a defined minimum percentage of Housing Fund moneys must be spent on housing available to all persons

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regardless of age. In 2005, the state legislature amended the method of determining the minimum percentage of Housing Fund moneys spent on non-age restricted housing. This minimum is equal to the percentage of Lynwood's low-income households with a member under age 65, as reported in the most recent U.S. Census. The 2000 CHAS data for Lynwood indicates that 92.13 percent of the City's low-income households have a householder under 65 years of age (Refer to **Table III-11**). Thus, the Agency must expend at least 92.13 percent of its funds on housing that does not impose age restrictions on residents. This targeting obligation must be met over the compliance period.

**TABLE III-11**  
**HOUSING FUND EXPENDITURES REQUIREMENT NON-AGE RESTRICTED HOUSING, CITY OF LYWOOD**

Income Category	Renters			Owners			Total
	Elderly	Non Elderly	Total	Elderly	Non Elderly	Total	Total HHs
Very Low Income	161	3325	3486	257	811	1068	4554
Low Income	70	1838	1908	133	1296	1429	3337
Subtotal	231	5163	5394	390	2107	2497	7891
Households	Elderly HHs		Non-Elderly HHs			Total HHs	
Total	621		7270			7891	
<b>Percentage of Total HHS</b>	<b>7.87%</b>		<b>92.13%</b>			<b>100.00%</b>	

Source: 2000 U.S. Census, HUD CHAS Data 2000

The Agency will monitor Housing Fund expenditures in order ensure compliance with the expenditure requirements through the end of the compliance period in 2014 on non-age restricted housing.



**TABLE III-12**  
**HOW THE REDEVELOPMENT PROGRAM ACTIVITIES WILL ADDRESS HOUSING**  
**OBLIGATIONS, LYWOOD REDEVELOPMENT AGENCY**

Projects	Project/Program Description	Five-Year Estimated Cost	Goals Attained	Blight Elimination
<b>Atlantic &amp; Carlin (Park Place)</b> This 4.3 Acre site provides an opportunity to develop 99 units (98 of them affordable) of housing. Development at this site will require site assembly, relocation of existing businesses, a housing relocation plan, environmental clearance and negotiations with a development partner. Timeframe 2010-2014		\$1,063,800	Provide a range of quality housing choices	Housing
<b>Alameda Triangle</b> An 11-acre site is targeted for up to 120 single-family units and open space. Site contamination is being assessed but may preclude residential land uses or result in remediation costs that could make residential development cost prohibitive. Timeframe 2010-2014		\$2,364,000	Provide a range of quality housing choices	Housing

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Project/Program Description	Five-Year Estimated Cost	Goals Attained	Blight Elimination
<b>Other Projects</b>			
Provide assistance as appropriate and necessary to facilitate other housing projects that have not yet been identified, based on project readiness and responsiveness to housing needs.	\$2,462,500	Provide a range of quality housing choices	Housing
Timeframe      Ongoing			
<b>Programs</b>			
<b>Development Assistance</b>			
Provide assistance as appropriate and necessary to facilitate housing within the project area. Assistance may include loans, land acquisition and disposition, and entitlement assistance.	\$2,500,000	Provide a range of quality housing choices	Housing
Timeframe      Ongoing			
<b>Residential Rehabilitation</b>			
Maintain funding for home improvement grants and low-interest loans to low-income homeowners within the redevelopment Project Area.	\$500,000	Provide a range of quality housing choices	Housing
Timeframe      Ongoing			
<b>New Housing Program</b>			
Strengthen the agencies ability to provide affordable housing options by exploring the feasibility of alternative approaches to providing affordable and special needs housing.	\$250,000	Provide a range of quality housing choices	Housing
Timeframe      Ongoing			

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Project/Program Description		Five-Year Estimated Cost	Goals Attained	Blight Elimination
<b>First Time Home Buyer</b>				
Provide assistance to low and moderate income individuals for the purchase of homes by utilizing low interest, deferred payment second mortgages to borrowers for use as a down payment on the purchase of a home		\$500,000	Provide a range of quality housing choices	Housing
Timeframe	Ongoing			



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## E. COMPLETION OF HOUSING OBLIGATIONS

The CRL requires that the Agency comply with and fulfill its affordable housing responsibilities, including housing fund, replacement housing, and affordable housing production responsibilities, over the 10-year compliance periods and prior to the expiration of the time limit on redevelopment plan effectiveness. The law further requires that for a redevelopment project that is within six years of reaching its limit on plan effectiveness, an implementation plan needs to address the ability of the Agency to comply with its housing responsibilities.

The Agency's Project Areas will not reach its time limit on plan effectiveness prior to the expiration of this Implementation Plan and is not within six years of reaching this time limit.

### 1. Affordable and Replacement Housing Obligation – Notice of Ruling

On March 23, 2009 the Superior Court for the County of Los Angeles issued a Notice of Ruling in the case of Esperanza Rogel *et.al* vs. Redevelopment Agency of the City of Lynwood. Among other requirements of the stipulated settlement the LRA is required to provide over the period of Feb. 23 2009 to March 31, 2015 the following units of affordable and housing units:

**TABLE III-13**  
**HOUSING REQUIREMENT UNDER NOTICE OF RULING**  
**ROGEL VS. REDEVELOPMENT AGENCY CITY OF**  
**LYNWOOD**

Unit Type or Category	Number of Units
<b>Total Units<sup>1</sup></b>	<b>91</b>
<b>Total Replacement Units</b>	<b>49</b>
<b>Total Inclusionary Units</b>	<b>42</b>
<i>For all Units:</i>	
Non Age-restricted Units <sup>2</sup>	> 86
Minimum New Construction	40
Very Low Income <sup>3</sup>	45.5 (46) <sup>3</sup>

# IMPLEMENTATION PLAN

Unit Type or Category	Number of Units
Total LMIH RHNA Proportions <sup>1</sup>	45.5 (46) <sup>3</sup>
- Moderate Income	24
- Low Income	22
- Extremely Low Income <sup>6</sup>	n/a

<sup>1</sup> Construction for all units shall commence on or after February 23, 2009; and all units shall be available for occupancy on or after Mar. 31, 2015.

<sup>2</sup> At least 95% of units must be available to persons regardless of age

<sup>3</sup> Fifty percent of all replacement and inclusionary units must be for households at or below very low income.

<sup>4</sup> All remaining units will adhere to RHNA proportions, applicable to low and moderate income units, and exclusive of very low income units

<sup>5</sup> A partial unit is not a possible outcome, so the fraction is rounded up to create a whole unit.

<sup>6</sup> Extremely low income housing is included in within the very low income requirements; the ruling stipulates the fifty percent of all units must be affordable to households at or below very low income.

## 2. Affordable Housing Cost Analysis

The cost to the Lynwood Redevelopment Agency of the Notice of Ruling settlement is estimated using an affordability gap analysis. The cost of providing market-rate units--both for sale and for rent--is compared to the mortgage payments and rents affordable by very-low, low and moderate income households. The difference between the market rates (sales price and annual fair market rents) and the payment or rent limits is equivalent to the Agency's obligation to provide the housing units under the Notice of Ruling. In this analysis the cost of constructing a new unit and the cost of providing a substantially rehabilitated unit are essentially equivalent in terms of the cost to the Agency. The affordability gap analysis assumes that the financing costs to construct or acquire new, or rehabilitated units will consider the revenue stream from mortgage payments and rents and that the Agency's share supplements payments and rents toward a financing package for a housing project.

### a Affordable Housing Cost Analysis - Rental Units

The housing cost limits for renter-occupied units given in **Table III-8** have been annualized in **Table III-14** below. The maximum annual rents are net of the annual utility allowances.



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**TABLE III-14**  
**MAXIMUM ANNUAL RENTS**

Income Level	Number of Bedrooms				
	Studio (1 Person)	1 Bedroom (2 Persons)	2 Bedrooms (3 Persons)	3 Bedrooms (4 Persons)	4 Bedrooms (5 Persons)
Moderate Income	\$13,340	\$15,192	\$16,944	\$18,696	\$20,028
Low Income	\$6,824	\$7,740	\$8,556	\$9,384	\$9,972
Very Low Income	\$5,516	\$6,252	\$6,888	\$7,512	\$7,956
Extremely Low Income	\$2,876	\$3,276	\$3,528	\$3,792	\$3,936
Annual Utility Allowance (deducted from cost limits)	\$1,000	\$1,200	\$1,500	\$1,800	\$2,100

**Table III-15** shows the difference between annual fair market rents for each unit type and the maximum rent (less the utility allowance) for each income range. **Table III-16** indicates the number of required units under the Notice of Ruling that are allocated to rental units. In this analysis, 61 of the required 91 units are assumed to be rental units, with at least 50% in the very low income range and the remainder in low and moderate range. Note there are no Studio, 1, 2 and 3 bedroom units allocated for moderate income since no subsidy is needed for those units in that income range. **Table III-17** shows the total subsidy needed for each category of unit type and income range and calculates the total annual subsidy required to provide 61 rental units.

**TABLE III-15**  
**RENT SUBSIDIES REQUIRED PER UNIT**

No. Bedrooms	Annual Fair Market Rent <sup>1</sup>	Subsidy per Unit			
		Moderate Income	Low Income	Very Low Income	Extremely Low Income
Studio	\$8,952	\$0	\$2,128	\$3,436	\$6,076
1 Bedroom	\$10,800	\$0	\$3,060	\$4,548	\$7,524
2 Bedrooms	\$13,488	\$0	\$4,932	\$6,600	\$9,960
3 Bedrooms	\$18,120	\$0	\$8,736	\$10,608	\$14,328
4 Bedrooms	\$21,792	\$1,764	\$11,820	\$13,836	\$17,856

<sup>1</sup> FMR for Los Angeles-Long Beach Metropolitan area, 2005, Dept. of Housing and Urban Development

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**TABLE III-16  
NUMBER OF RENTAL UNITS SUBSIDIZED**

No. Bedrooms	Total	Number Units			
		Moderate Income	Low Income	Very Low Income	Extremely Low Income
Studio	18	0	1	8	
1 Bedroom	8	0	1	7	
2 Bedrooms	8	0	1	7	
3 Bedrooms	8	0	1	7	
4 Bedrooms	19	11	1	7	
	<b>61</b>	<b>11</b>	<b>5</b>	<b>36</b>	<b>0</b>

**TABLE III-17  
COST OF SUBSIDY PER CATEGORY**

	Total Subsidy for Category			Total Blended Subsidy
	Mod Moderate Income	Low Income	Very Low Income	
Studio	\$0	\$2,128	\$27,488	
1 Bedroom	\$0	\$3,060	\$31,836	
2 Bedrooms	\$0	\$4,932	\$46,200	
3 Bedrooms	\$0	\$8,736	\$74,256	
4 Bedrooms	\$19,404	\$11,820	\$96,852	
	<b>\$19,404</b>	<b>\$276,632</b>	<b>\$276,632</b>	<b>\$603,092</b>
	<b>Average per unit:</b>			<b>\$9,887</b>

## b Affordable Housing Cost Analysis – For Sale Units

The following analysis provides an estimate of the Agency's total cost to subsidize 30 for-sale units of various unit types and income categories. **Table III-18** indicates the maximum price that an income limited household can afford to pay based on the maximum affordable annual payment, which is based on the owner-occupied costs in **Table III-8** net of the utility allowance.

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**TABLE III-18**  
**MAXIMUM MORTGAGE PAYMENTS AND INCOME-SUPPORTABLE HOME PRICES**

Income Level	Number of Bedrooms			
	1	2	3	4
<b>Moderate Income</b>				
Annual max. mortgage expense	\$15,828	\$17,241	\$18,767	\$19,599
Max. Supportable Home Price	\$276,373	\$301,045	\$327,691	\$342,218
<b>Low Income</b>				
Annual max. mortgage expense	\$7,128	\$7,461	\$7,907	\$7,863
Max. Supportable Home Price	\$124,462	\$130,276	\$138,065	\$137,296
<b>Very Low Income</b>				
Annual max. mortgage expense	\$4,152	\$4,113	\$4,175	\$3,831
Max. Supportable Home Price	\$72,498	\$71,817	\$72,900	\$66,893
<b>Extremely Low Income</b>				
Annual max. mortgage expense	\$1,176	\$753	\$455	n/a
Max. Supportable Home Price	\$20,534	\$13,148	\$7,945	
Utility Allowance deducted from cost limit	\$1,200	\$1,500	\$1,800	\$2,100

*Maximum mortgage expense is based on the annual owner-occupied limits from Table III-4 less the annual utility allowance in the table and annual property tax, mortgage insurance, homeowner's insurance and HOA dues all as 1.5% of sales price. Maximum home price is based on: 6.0% interest rate, payment period of 30 years and 20% down payment.*

**Table III-19** shows the difference between the market rate price for each unit type and the maximum supportable price of the home for each income range. Note that no subsidy is indicated for moderate income households for any unit type. Sale prices were estimated from current market data.



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**TABLE III-19**  
**REQUIRED SUBSIDY PER FOR-SALE UNIT**

Number of Bedrooms/Size (Sq. Ft.)	Market Rate Price <sup>1</sup>	Subsidy per Unit			
		Moderate Income	Low Income	Very Low Income	Extremely Low Income
1 Bedroom - 750	\$140,000	\$0	\$15,538	\$67,502	\$119,466
2 Bedrooms - 1,000	\$185,000	\$0	\$54,724	\$113,183	\$171,852
3 Bedrooms - 1,200	\$222,500	\$0	\$84,435	\$149,600	\$214,555
4 Bedrooms - 1,500	\$275,000	\$0	\$137,704	\$208,107	n/a

<sup>1</sup> Based on median cost per square foot of approximately \$185 for Lynnwood, source: DataQuick, July 2009

**Table III-20** distributes the 30 for-sale units among the low and very low income ranges. **Table III-21** calculates the subsidy per category and the total subsidy required for all 30 units.

**TABLE III-20**  
**REQUIRED SUBSIDY PER FOR-SALE UNIT**

Type of Unit	Total	Number Units	
		Low Income	Very Low Income
1 Bedroom	7	5	2
2 Bedrooms	7	5	2
3 Bedrooms	7	5	2
4 Bedrooms	9	5	4
	30	20	10

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**TABLE III-21**  
**TOTAL REQUIRED SUBSIDY - FOR-SALE UNITS**

Type of Unit	Low Income	Very Low Income	Total
1 Bedroom	\$77,690	\$135,004	\$212,694
2 Bedrooms	\$273,618	\$226,366	\$499,983
3 Bedrooms	\$422,176	\$299,199	\$721,375
4 Bedrooms	\$688,521	\$832,428	\$1,520,949
	\$1,462,004	\$1,492,997	\$2,955,001
	Average Subsidy:		\$98,500

**Table III-22** shows the percentage unit distribution provided above compared to Lynwood's RHNA allocation. The Notice of Ruling requires that a minimum of 50% of the units shall be affordable by very low income households.

**TABLE III-22**  
**UNIT DISTRIBUTION**

	Type	Moderate Income	Low Income	Very Low Income
	Rentals	18.0%	23.0%	59.0%
Percentages Provided	For Sale	0.0%	66.7%	33.3%
	Overall	12.1%	37.4%	50.5%
RHNA percentages (L, L & M only)		29.4%	27.0%	43.6%

## c. Funds Required in Addition to Projected LMIH Funds

The total cost to the Agency to provide the units required in the Notice of Ruling is summarized below. For the rental units, the total annual rent subsidy of \$603,000 is capitalized at a market capitalization rate of apartment buildings of 7%. The total cost of the stipulated settlement is nearly \$11.6 million.

The projected LMIH set-aside (net of administration costs) from **Table III-5 through 10** and the current LMIH fund balances are subtracted from the total cost resulting in the funding required in addition to the projected LMIH funds needed to meet the obligation:



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For sale units:	<u>\$2,955,001</u>
Rental units, subsidy capitalized at 7%:	<u>\$8,615,600</u>
Total Cost to Agency:	\$11,570,601
Projected Net Set-Aside (total both Areas):	-\$4,171,744
LMIH Fund 2009-10 Balance Area "A"	-\$1,497,355
LMIH Fund 2009-10 Balance Alameda	-\$951,201
Funds required in addition to Projected LMHI Funds:	\$4,950,301

## IV. ADMINISTRATION

The Redevelopment Agency of the City of Lynwood shall be responsible for administering, this Implementation Plan and monitoring the activities and programs undertaken pursuant to this Plan.

### A. PLAN REVIEW

At least once within the third year of the Implementation Plan term, the Agency will hold a public hearing for the purpose of reviewing the adopted Redevelopment Plans and the corresponding Implementation Plan to evaluate the progress of the Redevelopment Projects.

### B. PROGRAM CHANGES

This Implementation Plan identifies the most probable implementation activities over the period between FY 10/11 and FY 14/15. Other, unforeseen, public and private projects may later become feasible and beneficial in eliminating blight or providing housing, it may be necessary to make changes to programs and activities and to the priorities assigned to those programs and activities.

Whether or not identified in the Implementation Plan, projects and programs may be constructed or funded by the Agency during the period covered by this Implementation Plan, if the agency finds that:

- The goals and objectives of the Redevelopment Plans are furthered;
- Specific conditions of physical or economic blight within the Project areas will be mitigated in whole or in part through implementation of the project; and

# IMPLEMENTATION PLAN

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- Project specific conditions, including financial feasibility, require the implementation of the project at the time in question.

## C. FUNDING CHANGES

The Agency has the ability to utilize funds from a variety of sources, including financial assistance from the City, State of California, federal government, property tax increments, interest income, bonds or any other legally available revenue source, to implement the Redevelopment Plan. While generally reliable, such funds are subject to legislative, policy, and program changes that could reduce available funding. Similarly, tax increment revenues are subject to adjustment as the result of events not controlled by the Agency which reduce the taxable value of land or improvements in the Project Area. As the result of these uncertainties, funding that is estimated to be available during the Implementation Plan term is subject to modification, re-prioritization, or cancellation by the Agency.

## D. REDEVELOPMENT PLAN GOVERNS

To the extent that there is a conflict between the Implementation Plan and the Redevelopment Plan, the Redevelopment Plan shall govern.



# APPENDIX A: BONDING CAPACITY ANALYSIS





**APPENDIX A.1:  
LYNWOOD REDEVELOPMENT AGENCY TAX ALLOCATION BOND SIZING ANALYSIS**

Alameda Project Area	Tax Increment Limit				Tax Year			
	2010	2011	2012	2013	2014	2015	2016	2017
Gross Tax Increments	\$938,302	\$952,960	\$967,765	\$982,717	\$997,819			
<b>Use of Tax Revenues</b>								
Low Moderate Housing	\$187,660	\$190,592	\$193,553	\$196,543	\$199,564			
Pass-Through	\$46,915	\$47,648	\$48,388	\$49,136	\$49,891			
County Admin Fee	\$11,260	\$11,436	\$11,613	\$11,793	\$11,974			
LRA Administration, Project Costs and Professional Services	\$469,151	\$476,480	\$483,882	\$491,359	\$498,910			
Current Debt Service	\$104,130	\$101,740	\$104,063	\$101,227	\$103,274			
ERAF	\$349,602	\$87,049	\$0	\$0	\$0			
Net Tax Increment available for Debt Service	(\$230,416)	\$38,015	\$126,265	\$132,660	\$134,207			
		15	14	13	12			
26 Bond Issuance Amount		\$369,213	\$1,173,631	\$1,174,394	\$1,125,173			
27 Underwriters Discount @ 1.75%		(\$5,538)	(\$17,604)	(\$17,616)	(\$16,878)			
28 Reserve Fund at 100% of Annual Debt Service		(\$38,015)	(\$126,265)	(\$132,660)	(\$134,207)			
30 Incidental Costs (Estimate)		(\$10,001)	(\$10,000)	(\$10,000)	(\$10,000)			
31 Net Proceeds for Project Expenditures		\$325,660	\$1,029,762	\$1,024,118	\$974,088			

APPENDIX A.2:  
LYNWOOD REDEVELOPMENT AGENCY TAX ALLOCATION BOND SIZING ANALYSIS  
NOT INCLUDING LM SET ASIDE

Project Area	Tax Increment Limit				
	2010	2011	2012	2013	2014
<b>Use of Tax Revenues</b>					
Gross Tax Increments	\$579,591	\$585,592	\$591,653	\$597,775	\$603,958
Low Moderate Housing	\$115,918	\$117,118	\$118,331	\$119,555	\$120,792
Outstanding Pass-Through	\$32,476				
Pass-Throughs	\$28,980	\$29,280	\$29,583	\$29,889	\$30,198
LMIHF Reimbursement*	\$71,429				
Notice of Decision*			\$27,056		
County Admin Fee	\$6,955	\$7,027	\$7,100	\$7,173	\$7,248
LRA Administration, Project Costs and Professional Services	\$202,857	\$204,957	\$207,079	\$209,221	\$211,385
Current Bonded Debt Service*	\$109,680	\$109,180	\$110,049	\$109,588	\$106,841
Other Loans*	\$20,320	\$19,898	\$19,476	\$19,053	\$17,787
ERAF*	\$214,148	\$54,355	\$0	\$0	\$0
Net Tax Increment Available for Debt Service	(\$223,172)	\$43,778	\$72,981	\$103,296	\$109,708
*prorated based on assessed value					
Total encumbrances	\$560,475	\$329,830	\$304,494	\$278,085	\$275,618
Coverage ratio	1.03	1.78	1.94	2.15	2.19
		13	12	11	10

Project Area Area No. 1		Tax Increment Limit				
		Tax Year	2010	2011	2012	2013
26	Bond Issue Amount	6.0%		\$387,550	\$611,858	\$814,679
27	Underwriters Discount @ 1.75%	1.5%		(\$5,813)	(\$9,178)	(\$12,220)
28	Reserve Fund at 100% of Annual Debt Service			(\$43,778)	(\$72,981)	(\$103,296)
30	Incidental Costs (Estimate)			(\$10,001)	(\$10,000)	(\$10,000)
31	Net Proceeds for Project Expenditures			\$337,959	\$529,700	\$699,163
						\$807,459
						(\$12,112)
						(\$109,708)
						(\$10,000)
						\$685,640

Project Area A 1989 Annexation		Tax Increment Limit				
		Tax Year	2010	2011	2012	2013
	Gross Tax Increments		\$1,384,838	\$1,405,726	\$1,426,822	\$1,448,129
	Use of Tax Revenues					\$1,469,650
	Low Moderate Housing (based on 20% of Adj. Gross TI)		\$273,644	\$277,771	\$281,940	\$286,150
	Sec. 33676 Adjustments		\$173,000	\$184,000	\$194,000	\$204,000
	Outstanding Pass-Through		\$77,942			
	LMIHF Reimbursement*		\$171,429			
	Notice of Decision*				\$64,935	
	County Admin Fee	1.2%	\$16,618	\$16,869	\$17,122	\$17,378
	LRA Administration, Project Costs and Professional Services	35%	\$484,693	\$492,004	\$499,388	\$506,845
	Current Bonded Debt Service*		\$263,233	\$262,031	\$264,118	\$263,011
	Other Loans*		\$48,767	\$47,754	\$46,741	\$45,728
	ERAF*		\$513,956	\$130,452	\$0	\$0
	Net Tax Increment Available for Debt Service		(\$638,445)	(\$5,155)	\$58,578	\$125,017
						\$133,127



Project Area A 1981 Annexation	Tax Increment Limit				2013	2014
	Tax Year	2010	2011	2012		
Gross Tax Increments		\$3,374,235	\$3,416,535	\$3,459,257	\$3,502,406	\$3,545,987
<b>Use of Tax Revenues</b>						
Low Moderate Housing		\$674,847	\$683,307	\$691,851	\$700,481	\$709,197
Outstanding Pass-Through		\$189,660				
Pass Throughs SB211		\$126,490	\$134,950	\$143,494	\$152,124	\$160,840
Tax Sharing Agreements (as percentage of CTTI)		\$294,737	\$308,122	\$319,193	\$331,963	\$343,539
LMIHF Reimbursement*		\$417,143	\$0	\$0	\$0	\$0
Notice of Decision *				\$158,009		
County Admin Fee	1.20%	\$40,491	\$40,998	\$41,511	\$42,029	\$42,552

# APPENDIX A

Project Area A 1981 Annexation		Tax Increment Limit				
		Tax Year	2010	2011	2012	2013
LRA Administration, Project Costs and Professional Services		35%	\$1,180,982	\$1,195,787	\$1,210,740	\$1,225,842
Current Bonded Debt Service*			\$640,533	\$637,609	\$642,686	\$639,993
Other Loans*			\$118,667	\$116,201	\$113,737	\$111,272
ERAF*			\$1,250,627	\$317,433	\$0	\$0
Net Tax Increment Available for Debt Service			(\$1,559,942)	(\$17,873)	\$138,035	\$298,702
*prorated based on assessed value						
Total encumbrances			\$3,523,045	\$2,197,622	\$2,068,971	\$1,935,833
Coverage ratio			0.96	1.55	1.67	1.81
				20	19	18
Bond Issue Amount		6.0%		(\$205,000)	\$1,540,208	\$3,234,227
Underwriters Discount @ 1.5%		1.5%		\$3,075	(\$23,103)	(\$48,513)
Reserve Fund at 100% of Annual Debt Service				\$17,873	(\$138,035)	(\$298,702)
Incidental Costs (Estimate)				(\$10,001)	(\$10,000)	(\$10,000)
Net Proceeds for Project Expenditures				(\$184,052)	\$1,379,070	\$2,887,011
						\$1,241,095
						\$623,950
						\$103,877
						\$0
						\$320,935
						\$1,941,404
						1.83
						17
						\$3,362,524
						(\$50,438)
						(\$320,935)
						(\$10,000)
						\$2,991,151



\$2,612,435	\$5,062,393	\$5,219,941
	Alameda	\$974,088
	Total	\$6,194,029

CITY OF LYNWOOD